

HoldenCopley

PREPARE TO BE MOVED

Pinfold Crescent, Nottingham, Nottinghamshire NG14 6DP

Guide Price £500,000 - £525,000

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SOUGHT AFTER VILLAGE LOCATION...

We are delighted to offer this immaculately presented detached bungalow, situated in the highly sought-after, award-winning Woodborough Village. This charming home combines single-storey living with modern comforts, all within easy reach of excellent local schools, shops, and beautiful countryside walks and recently fully renovated and flexible living accommodation. To the front, the property is approached via a block-paved driveway leading to a double garage, providing ample parking. A gravelled area and a rockery-style planted border add to the kerb appeal, complemented by a variety of mature bushes and plants. Gated side access leads through to the rear garden. Step inside to an inviting entrance hall that gives access to a separate W/C, the dining room, and a central hallway. The living room, situated to the rear, features sliding patio doors that open onto the garden, flooding the space with natural light. The modern fitted kitchen is well-equipped with integrated appliances and flows seamlessly into the utility room, offering practical space for everyday living. Beyond the kitchen, a spacious family room provides additional living space with its own sliding doors opening directly onto the garden, making it perfect for relaxing or entertaining. The bungalow offers two bedrooms, including a generous master with fitted wardrobes, and access to a stylish four-piece bathroom suite. The south-facing rear garden is a particular highlight, designed for both enjoyment and ease of maintenance. A patio area with an awning is ideal for outdoor dining or relaxing in the sun, while the lawn and gravelled borders are filled with a variety of established plants, shrubs, and bushes. The garden is enclosed by a hedge boundary, providing privacy, and gated access opens onto an adjacent open field, offering a sense of space and connection with the surrounding countryside.

MUST BE VIEWED





- Detached Bungalow
- Two Bedrooms
- Living Room
- Dining Room
- Family Room
- Fitted Kitchen & Utility Room
- Four-Piece Bathroom Suite & Separate W/C
- Garage & Driveway
- Enclosed Rear Garden
- Must Be Viewed





ACCOMMODATION

Entrance Hall

5'7" x 13'11" (1.72m x 4.25m)
The entrance hall has Herringbone style flooring, a Vertical radiator, recessed spotlights, an in-built cupboard, and a UPVC door providing access into the accommodation.

W/C

8'6" x 2'7" (2.61m x 0.80m)
This space has a UPVC double glazed obscure window to the side elevation, a concealed dual flush W/C, a vanity-style wash basin with a tiled splashback, recessed spotlights, and tiled flooring.

Hallway

7'2" x 15'10" (2.20m x 4.85m)
The hallway has a UPVC double glazed window to the side elevation, a column radiator, recessed spotlights, Herringbone style flooring, and open access into the dining room.

Living Room

17'5" x 12'11" (5.32 x 3.94)
The living room has two Velux windows, recessed spotlights, a column radiator, a recessed chimney breast alcove, carpeted flooring, and sliding patio doors opening to the rear garden.

Kitchen

11'6" x 16'6" (3.52m x 5.03m)
The kitchen has a range of modern fitted base and wall units with worktops, an under-mounted stainless steel sink and half with a swan neck mixer tap and integrated drainer grooves, an integrated oven, a ceramic hob and extractor, fan, an integrated dishwasher, an integrated fridge freezer, an in-built cupboard, a walk-in larder, recessed spotlights, a Vertical radiator, two Velux windows, Herringbone style flooring, open access into the family room, and access into the utility room.

Utility Room

9'8" x 4'9" (2.95m x 1.45m)
The utility room has a fitted base and wall unit with a worktop, a stainless steel sink with a mixer tap and drainer, space and plumbing for a washing machine, space for a tumble dryer, a radiator, recessed spotlights, and Herringbone style flooring.

Family Room

11'7" x 20'11" (3.54 x 6.39)
The family room has three UPVC double glazed windows to the rear elevation, a TV point, recessed spotlights, two skylights, two Vertical radiators, and siding patio door providing access to the rear garden.

Dining Room

15'10" x 8'10" (4.83m x 2.70m)
Th dining room has a UPVC double glazed window to the side elevation, a column radiator, recessed spotlights, and Herringbone Style flooring.

Inner Hall

4'8" x 32'1" (1.43m x 9.78m)
The inner hallway has Herringbone style flooring, and access into the boarded loft with lighting via a pull-down ladder.

Master Bedroom

14'10" x 12'5" (4.53m x 3.80m)
The main bedroom has a UPVC double glazed window to the front elevation, a column radiator, fitted wardrobes with sliding mirrored doors, an in-built cupboard, and carpeted flooring.

Bedroom Two

12'10" x 9'7" (3.93m x 2.94m)
The second bedroom has a UPVC double glazed window to the front elevation, a column radiator, and carpeted flooring.

Bathroom

9'2" x 8'4" (2.80m x 2.56m)
The bathroom has two UPVC double glazed obscure window to the side elevation, a concealed dual flush W/C, a wall-mounted wash basin, a panelled bath with a handheld shower fixture, a shower enclosure with a wall-mounted rainfall and handheld shower fixture, two heated towel rails, floor-to-ceiling tiling, and Herringbone style flooring.

OUTSIDE

Front

To the front of the property, there is a gravelled area, a rockery-style planted border, and a variety of established bushes and plants. There is a further gravelled area, gated access to the rear garden, and a block-paved driveway leading to the double garage.

Double Garage

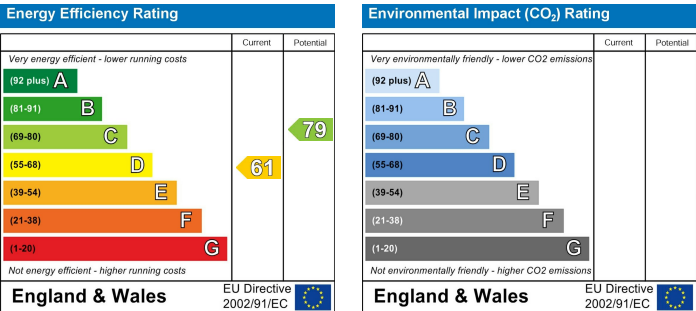
16'11" x 16'3" (5.17m x 4.96m)
The double garage has ample storage, and an up-and-over door opening out to the driveway.

Rear

To the rear of the property is a south-facing garden featuring a patio with an awning, an outside tap, a lawn, and gravelled borders with a variety of established plants, shrubs, and bushes. There are gated access points leading to an open fields, and the garden is enclosed by a hedge boundary.

ADDITIONAL INFORMATION

DISCLAIMER



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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY
All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only.
They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.
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