

HoldenCopley

PREPARE TO BE MOVED

Patterdale Road, Woodthorpe, Nottinghamshire NG5 4LR

£525,000

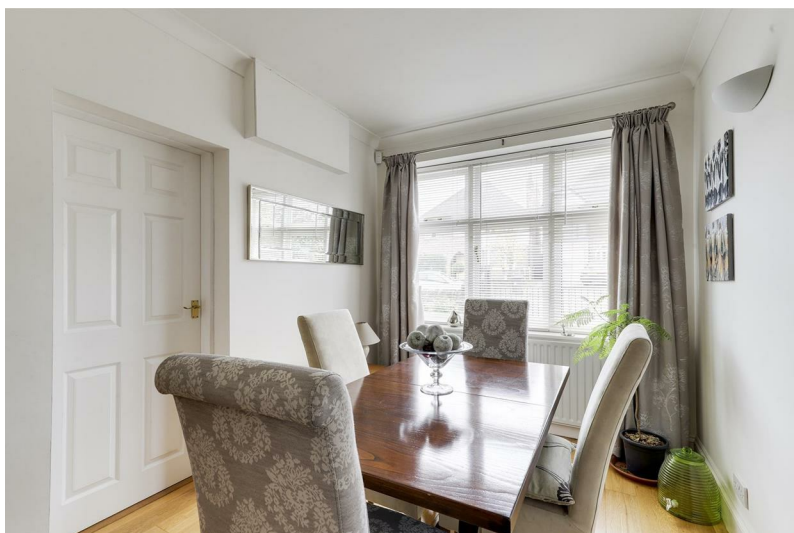
Patterdale Road, Woodthorpe, Nottinghamshire NG5 4LR



DETACHED FAMILY HOME IN SOUGHT AFTER LOCATION...

This beautifully presented detached family home offers spacious and versatile accommodation throughout, making it the ideal property for a growing family looking to move straight in. It is situated in a sought-after location, within close proximity to a wide range of local shops, top-rated schools, and excellent transport links for easy commuting. To the ground floor, the accommodation comprises an entrance hall, a bay-fronted sitting room, and a living room with a feature fireplace, offering plenty of space for the whole family to relax. There is also a stylish kitchen-diner fitted with high-quality integrated appliances and underfloor heating, a separate dining room, a utility room, and a ground floor W/C for convenience. The property also benefits from a Netatmo smart heating system, providing efficient temperature control throughout. The first floor offers five generously sized bedrooms serviced by a modern family bathroom and a contemporary shower room, both benefiting from underfloor heating, along with loft access for additional storage. Outside, to the front of the property is a block-paved driveway accessed via double iron gates, providing off-street parking and featuring an EV charging point, alongside a well-maintained lawned garden. To the rear is a private, enclosed garden offering multiple seating areas including a paved patio and a wooden decked area, as well as a lawn, greenhouse, and garden shed.

MUST BE VIEWED





- Detached House
- Five Bedrooms
- Three Spacious Reception Rooms
- Contemporary Fitted Kitchen-Diner With Integrated Appliances
- Ground Floor W/C & Utility Room
- Modern Bathroom & Shower Room With Underfloor Heating
- Off-Road Parking With EV Charger
- Private Enclosed Rear Garden
- Sought After Location
- Must Be Viewed





GROUND FLOOR

Hallway

14'1" x 8'3" (4.30 x 2.52)

The hallway has wooden flooring, carpeted stairs, a radiator, coving and a single UPVC door providing access into the accommodation.

Sitting Room

15'6" x 11'11" (4.74 x 3.64)

The sitting room has a UPVC double-glazed bay window to the front elevation, carpeted flooring, a radiator, a recessed wall alcove with a brick surround and tiled hearth and coving.

Living Room

21'6" x 11'10" (6.57 x 3.63)

The living room has a UPVC double-glazed window to the side elevation, carpeted flooring, two radiators, a feature fireplace with a decorative surround, coving, recessed spotlights and sliding patio doors out to the garden.

Kitchen-Diner

17'3" x 13'10" (5.28 x 4.23)

The kitchen-diner has a range of fitted gloss handleless base and wall units with Silestone worktops and a breakfast bar, an integrated Neff double oven, a fridge and dishwasher, a Neff induction hob with an extractor hood, an undermount stainless steel sink and a half with a swan neck mixer tap, tiled flooring with underfloor heating, a radiator, space for a dining table, recessed spotlights, coving, a UPVC double-glazed window to the rear elevation and sliding patio doors out to the garden.

Dining Room

11'10" x 8'0" (3.63 x 2.44)

The dining room has a UPVC double-glazed window to the front elevation, wooden flooring, a radiator and coving.

Utility Room

9'6" x 8'0" (2.92 x 2.44)

The utility room has fitted shaker style base and wall units with worktops and a tiled splashback, an undermount sink and a half with a drainer and a mixer tap, space for an under the counter fridge, space and plumbing for a washing machine and tumble dryer, space for a fridge-freezer, tiled flooring and recessed spotlights.

W/C

4'11" x 2'7" (1.52 x 0.80)

This space has a low level flush W/C, a vanity style wash basin with a tiled splashback, tiled flooring, a recessed spotlight and a single-glazed obscure window to the side elevation.

FIRST FLOOR

Landing

12'9" x 8'0" (3.89 x 2.46)

The landing has carpeted flooring, coving and provides access to the first floor accommodation.

Master Bedroom

13'9" x 12'0" (4.21 x 3.67)

The main bedroom has a UPVC double-glazed bay window to the rear elevation, carpeted flooring, a radiator and coving.

Bedroom Two

15'6" x 12'1" (4.74 x 3.69)

The second bedroom has a UPVC double-glazed bay window to the front elevation, carpeted flooring, a radiator and coving.

Bedroom Three

13'5" x 8'1" (4.10 x 2.48)

The third bedroom has a UPVC double-glazed bow window to the front elevation, carpeted flooring, a radiator and coving.

Bedroom Four

10'4" x 8'1" (3.15 x 2.47)

The fourth bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring and a radiator.

Bedroom Five

8'2" x 8'0" (2.51 x 2.46)

The fifth bedroom has a UPVC double-glazed bow window to the front elevation, wood-effect flooring, a radiator, a built-in cupboard and coving.

Bathroom

8'3" x 7'4" (2.53 x 2.24)

The bathroom has a low level flush W/C, a wall-mounted wash basin, a fitted bath with a mains-fed over the head shower, a hand-held shower and a glass shower screen, tiled flooring with underfloor heating, tiled walls, a chrome heated towel rail, recessed spotlights and a UPVC double-glazed obscure window to the rear elevation.

Shower Room

8'1" x 7'7" (2.47 x 2.33)

The shower room has a low level flush W/C, a wall-mounted vanity style wash basin, a fitted

shower enclosure with an electric shower, tiled flooring with underfloor heating, tiled walls, a chrome heated towel rail, recessed spotlights, an extractor fan and a UPVC double-glazed obscure window to the side elevation.

OUTSIDE

Front

To the front is a block paved driveway accessed via double iron gates, an EV charger and a garden with a lawn and mature shrubs.

Rear

To the rear is a private garden with a paved patio, a wooden decked seating area, a lawn, mature shrubs and trees, a greenhouse, a shed and fence-panelled boundaries.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Fibre

Broadband Speed - Ultrafast Download Speed 1800 Mbps and Upload Speed 220 Mbps

Phone Signal – All 4G & 5G, some 3G available

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years +

Very low chance of flooding

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – Please note that this property is subject to restrictive covenants as set out in the title deeds. Prospective purchasers should make their own enquiries regarding any restrictions, obligations, or limitations affecting the property. Neither the seller nor the agent can be held responsible for any breaches or implications of such covenants, and this information does not constitute a legal interpretation of the title.
Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Gedling Borough Council - Band F

This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:

Property Tenure is Freehold

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

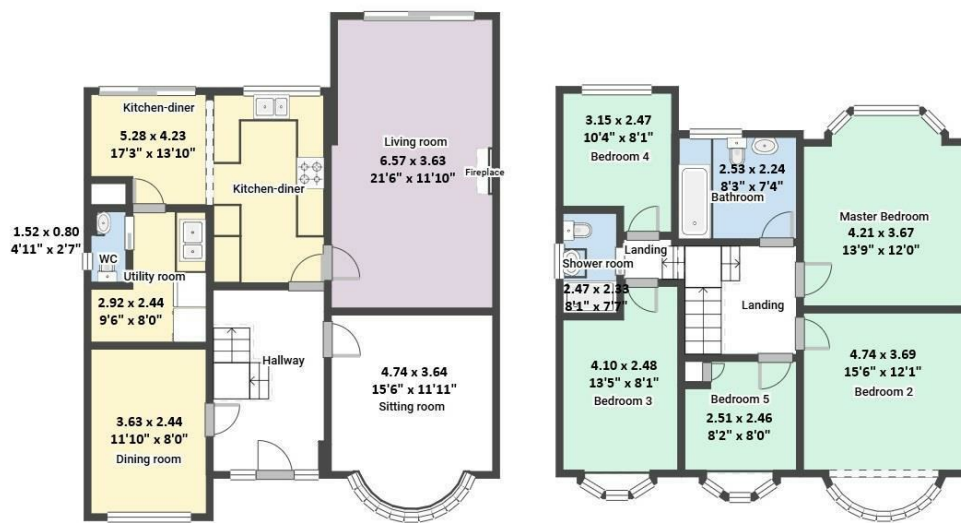
Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Patterdale Road, Woodthorpe, Nottinghamshire NG5 4LR

HoldenCopley
PREPARE TO BE MOVED



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.
© HoldenCopley

0115 7734300

906A Woodborough Road, Mapperley, Nottingham, NG3 5QR

mapperleyoffice@holdencopley.co.uk

www.holdencopley.co.uk

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.