# Holden Copley PREPARE TO BE MOVED

Pinfold Close, Woodborough, Nottinghamshire NGI4 6DP

£495,000

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#### SOUGHT AFTER VILLAGE LOCATION...

A substantial detached bungalow located in the highly sought-after village of Woodborough, tucked away in a peaceful cul-de-sac. This property offers an ideal blend of space and style, both inside and out, and is presented to a high standard throughout perfect for anyone looking to enjoy single-level living with energy efficient as has good rates on solar panels. The accommodation comprises an entrance hall with a W/C, a generous open-plan living and dining area, a modern kitchen diner with a separate utility room, and a light-filled conservatory. There are three double bedrooms, with the master boasting fitted wardrobes and an en-suite, alongside a well-appointed three-piece family bathroom. A boarded loft, complete with lighting and power, is accessed via a drop-down ladder, providing valuable additional storage. Outside, the property benefits from a lawned frontage, two block-paved driveways, electric vehicle charging point, garage access, and double gates leading to the rear garden. The south-facing rear and side gardens are private and low-maintenance, featuring a patio and gravel areas, a pond with bridge, greenhouse, shed, pergola, raised planters, outdoor taps, and a variety of plants and shrub all enclosed by panelled fencing. This bungalow strikes the perfect balance between practical living and outdoor enjoyment.

MUST BE VIEWED









- Detached Bungalow
- Three Bedrooms
- Spacious Living Room & Dining Area
- Modern Kitchen Diner
- Conservatory
- Three-Piece Bathroom Suite & Separate W/C
- En-Suite To The Master Bedroom
- Garage & Two Driveways
- South-Facing Rear Garden
- Solar Panels & Electric Vehicle
   Charging Point









#### ACCOMMODATION

#### Hallway

 $12^{\circ}1'' \times 5^{\circ}8'' (3.69 \times 1.74)$ 

The entrance hall has wood effect flooring, a radiator, coving to the ceiling, an in-built cupboard, coving to the ceiling, a UPVC double glazed obscure window, and a UPVC door providing access into the accommodation.

#### W/C

 $8*5" \times 2*7" (2.59 \times 0.80)$ 

This space has a UPVC double glazed obscure window, a low level flush WC, a vanity-style wash basin with a tiled splashback, a radiator, and wood-effect flooring.

#### Lounge/Diner

37\*3" × 19\*5" (II.36 × 5.92)

The lounge/diner has wood-effect flooring, coving to the ceiling, a TV point, a feature fireplace, two radiator, recessed spotlights, two UPVC double glazed windows, double French doors opening to the garden, and double French doors opening to the conservatory.

#### Conservatory

 $20^{*}7" \times 10^{*}9" (6.28 \times 3.28)$ 

The conservatory has tiled flooring, a radiator, a ceiling fan, a radiator, a purpose built bar, a TV point, a range of UPVC double glazed windows to the rear elevation, and roof along with a single door opening out to the garden

#### Kitchen/Diner

 $18^{\circ}10'' \times 15^{\circ}11''' (5.76 \times 4.86)$ 

The kitchen/dining area features a comprehensive range of base and wall units topped with granite work surfaces, complemented by a central island with breakfast bar. It includes a Belfast sink with mixer taps, an integrated double oven, and an induction hob with extractor fan. There's also an integrated dishwasher, space for a fridge freezer, and room for a dining table. The space is bright and airy, with recessed spotlights, exposed ceiling beams, two Velux windows, and a sky lantern roof. Marble-effect flooring runs throughout, and two radiators provide warmth. Additional features include a TV point, a multi-fuel wood burner, a rear UPVC double-glazed window, and access to the utility room.

#### Utility

9\*3" × 7\*6" (2.82 × 2.30)

The utility room has a range of base units with Granite worktops, a composite sink with mixer taps and drainer, an extractor fan, space and plumbing for a washing machine, a radiator, coving to the ceiling, marble-effect flooring, a UPVC double glazed windows to the rear elevation, and a door opening to the conservatory.

#### Garage

 $|7^{\bullet}|^{"} \times 7^{\bullet}7^{"} (5.21 \times 2.32)$ 

The garage has a window to the side elevation, lighting, electrics, ample storage, and an electric up-and-over door opening to the driveway.

#### Inner Hallway

 $12^{1} \times 9^{1}$  (3.70 × 3.04)

The inner hallway has wood-effect flooring, fitted wardrobes with sliding doors, a radiator, coving to the ceiling, and access into the boarded loft with lighting via a pull-down ladder.

#### Master Bedroom

 $14^{\circ}9" \times 12^{\circ}5" (4.52 \times 3.80)$ 

The main bedroom has a UPVC double glazed bow window, carpeted flooring, a TV point, coving to the ceiling, a radiator, fitted wardrobe with overhead storage, and access to an en-suite

#### En-Suite

8\*II" × 8\*5" (2.73 × 2.59)

The en-suite has a UPVC double glazed window to the side elevation, a concealed dual flush WC, a vanity unit with a wash basin and storage, a walk in shower with a rainfall and handheld shower fixture, a heated towel rail, coving to the ceiling, recessed spotlights, partially tiled walls, and tiled flooring,

#### Bedroom Two

 $12^{\circ}10'' \times 9^{\circ}7'' (3.92 \times 2.94)$ 

The second bedroom has a UPVC double glazed window to the front elevation, a TV point, a radiator, coving to the ceiling, and wood-effect flooring.

#### Bedroom Three

 $8*10" \times 7*6" (2.71 \times 2.30)$ 

The third bedroom three has a UPVC double glazed window to the rear elevation, a radiator, a TV point, and wood-effect flooring.

#### Bathroom

9\*5" × 8\*6" (2.88 × 2.61)

The bathroom has two UPVC double glazed windows to the side elevation, a

concealed dual flush W/C, a vanity unit with a wash basin and storage, a panelled bath, a shower enclosure with a wall-mounted shower fixture, a heated towel rail, a shaver socket, coving to the ceiling, an extractor fan, recessed spotlights, partially tiled walls, and tiled flooring.

#### OUTSIDE

#### Front

To the front of the property is a lawn, two block paved driveways, an electrical vehicle charging point, and access to the garage and double gates proving access to the rear earden.

#### Rear

To the rear and side of the property is a private enclosed south facing low maintenance garden with patio and gravelled areas, a pond with a bridge, a green house, a shed, a Pergola, a range of plants and shrubs, an outdoor taps, raised planters, and a fence panelled boundary.

#### ADDITIONAL INFORMATION

Electricity - Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband - Fibre

Broadband Speed - Superfast Download Speed 79Mbps and Upload Speed 20Mbps Phone Signal – Good coverage of Voice, 4G - Some coverage of 3G & 5G

Prione Signal – Good coverage of Voice, 4G - Some coverage of 3G & 3C

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Flood Defenses - No

Non-Standard Construction - No

Any Legal Restrictions – No

Other Material Issues – No

#### **DISCLAIMER**

Council Tax Band Rating - Gedling Borough Council - Band E

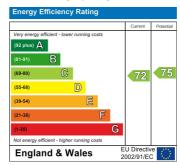
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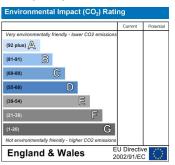
The vendor has advised the following: Property Tenure is Freehold

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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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