

HoldenCopley

PREPARE TO BE MOVED

Coningsby Road, Woodthorpe, Nottinghamshire NG5 4LG

£450,000

Coningsby Road, Woodthorpe, Nottinghamshire NG5 4LG

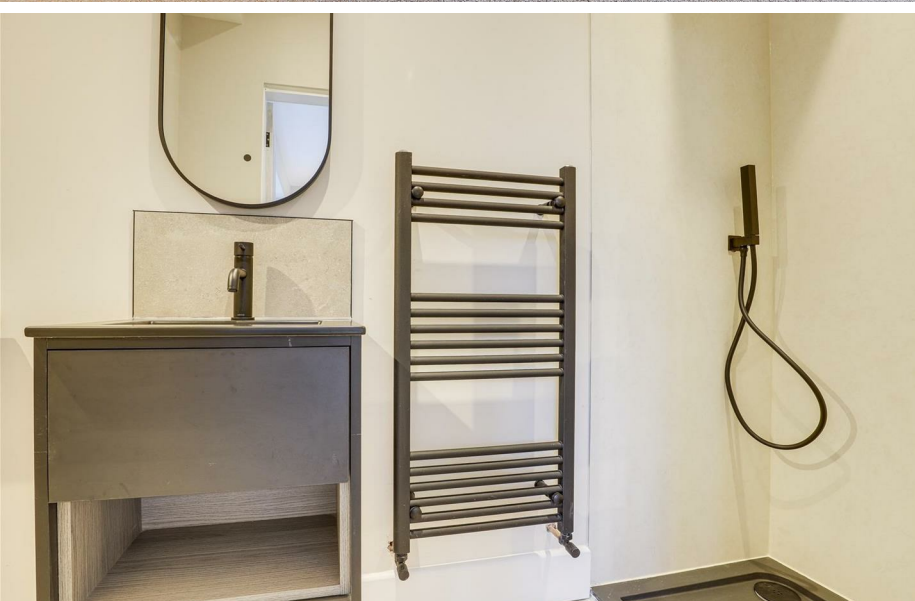


NO UPWARD CHAIN...

Offered to the market with no upward chain, this newly renovated and beautifully presented detached family home is nestled in the sought-after area of Woodthorpe, offering modern living, generous proportions and a layout ideal for a growing family. No stone has been left unturned in the renovation, with stylish finishes and fixtures throughout, allowing the next owners to move straight in and enjoy. To the ground floor, the property boasts an inviting porch and spacious entrance hall, a bay-fronted living room with an elegant electric fireplace, and a modern fitted kitchen with granite worktops and open access to the dining room—perfect for entertaining. Bi-fold doors extend the living space seamlessly into the south-facing rear garden, while a separate utility room and convenient ground floor W/C add to the practicality of everyday family life. The first floor offers three well-proportioned bedrooms, including a spacious master with a contemporary en-suite bathroom. A stunning four-piece family bathroom completes the level, featuring both a panelled bath and a rainfall shower enclosure. Outside, the property stands on a generous plot with a tidy front lawn, gravelled borders, and gated access to the rear. The private, enclosed garden includes a patio seating area, raised planters and a lawn, making it an ideal space for outdoor dining and relaxation. Beyond the garden lies off-street parking and a detached garage, providing excellent storage and convenience.

MUST BE VIEWED





- Detached Family Home
- Newly Renovated & Well Presented Throughout
- Three Bedrooms
- Bay Fronted Living Room With An Electric Fireplace
- Modern Fitted Kitchen & Open Access To The Dining Room
- Utility Room & Ground Floor W/C
- Four Piece Bathroom Suite & En-Suite
- Off-Street Parking & Detached Garage
- South Facing Graden
- Must Be Viewed





GROUND FLOOR

Porch
5'8" x 3'1" (1.75m x 0.95m)

The porch has wood-effect flooring, exposed brick walls, wood-framed single-glazed windows to the front and side elevations, and a single door providing access into the accommodation.

Entrance Hall
13'7" max x 9'5" (4.15m max x 2.88m)

The entrance hall has wood-effect flooring, carpeted stairs, understairs storage, a vertical radiator, and two wood-framed single-glazed obscure circular windows to the front and side elevations.

Living Room
17'2" into bay x 11'7" (5.24m into bay x 3.55m)

The living room has carpeted flooring, two vertical radiators, an electric fire, and a UPVC double-glazed bay window to the front elevation.

Kitchen
9'10" x 9'4" (3.00m x 2.86m)

The kitchen has a range of fitted matte handleless base and wall units with granite worktops, an undermount sink with a movable swan neck mixer tap and draining grooves, an integrated double oven, an integrated electric hob and concealed extractor fan, an integrated dishwasher, an integrated fridge freezer, wood-effect flooring, recessed spotlights, a UPVC double-glazed window to the side elevation, and open access to the dining room.

Dining Room
11'11" x 11'6" (3.64m x 3.53m)

The dining room has wood-effect flooring, two vertical radiators, an LED strip light fixture, and bi-fold doors leading out to the rear garden.

Utility Room
6'0" x 5'7" (1.83m x 1.71m)

The utility room has wood-effect flooring, space and plumbing for a washing machine and tumble dryer, a granite worktops, a UPVC double-glazed window to the side elevation, and double French doors leading out to the rear garden.

WC
5'2" x 2'9" (1.60m x 0.85m)
This space has a low level flush W/C, a wall-mounted wash basin with a mixer tap and splashback, wood-effect flooring, a heated towel rail, and a UPVC double-glazed obscure window to the rear elevation.

FIRST FLOOR

Landing
11'5" x 3'10" (3.50m x 1.19m)

The landing has carpeted flooring, a wood-framed single-glazed obscure stained glass window to the side elevation, a radiator, access to the boarded loft with lighting via a drop down ladder, and provides access to the first floor accommodation.

Master Bedroom
12'9" x 11'8" (3.90m x 3.56m)
The main bedroom has carpeted flooring, a radiator, a UPVC double-glazed window to the rear elevation, and access to the en-suite.

En-Suite
9'10" x 3'4" (3.01m x 1.03m)

The en-suite has a low level flush W/C, a wall-mounted wash basin with a mixer tap and splashback, a walk-in shower with a wall-mounted handheld shower fixture and overhead rainfall shower fixture, tiled flooring, partially waterproof panelled walls, a heated towel rail, and recessed spotlights.

Bedroom Two
15'0" into bay x 11'7" (4.59m into bay x 3.55m)

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

Bedroom Three
9'11" x 8'11" (2.77m x 2.47m)
The third bedroom has carpeted flooring, a radiator, and a UPVC double-glazed rectangular bay window to the front and side elevations.

Bathroom
13'7" x 5'5" (4.16m x 1.66m)
The bathroom has a low level flush W/C, a vanity style wash basin with a wall-mounted mixer tap, a panelled bath with a wall-mounted tap and handheld shower fixture, a shower enclosure with a wall-mounted handheld shower fixture and an overhead rainfall shower fixture, tiled flooring, partially tiled walls, a heated towel rail, and a UPVC double-glazed obscure window to the side elevation.

OUTSIDE

Front
To the front of the property is a lawn with gravelled borders, gated access to the rear, and boundaries made up of stone wall and fence panelling.

Rear
To the rear of the property is a private enclosed garden with a paved patio seating area, a lawn, raised planters, gated access to the parking, and fence panelled boundaries.

Behind the garden, there is a single driveway providing off-street parking and access to the detached garage.

ADDITIONAL INFORMATION
Electricity – Mains Supply
Water – Mains Supply
Heating – Gas Heating – Connected to Mains Supply
Septic Tank – No
Broadband Speed - Ultrafast - 1800 Mbps (Highest available download speed) 220 Mbps (Highest available upload speed)
Phone Signal – All 4G and some 5G
Sewage – Mains Supply
Flood Risk – No flooding in the past 5 years
Very low risk of flooding
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 D

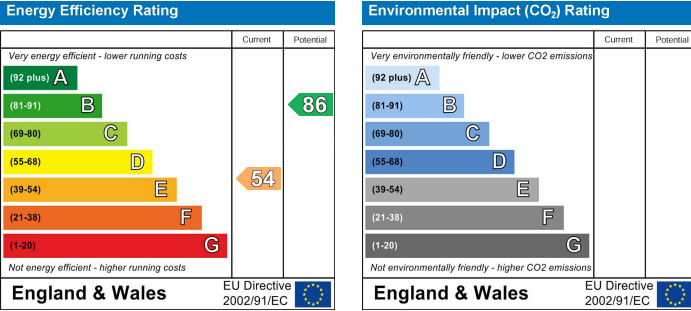
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

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.

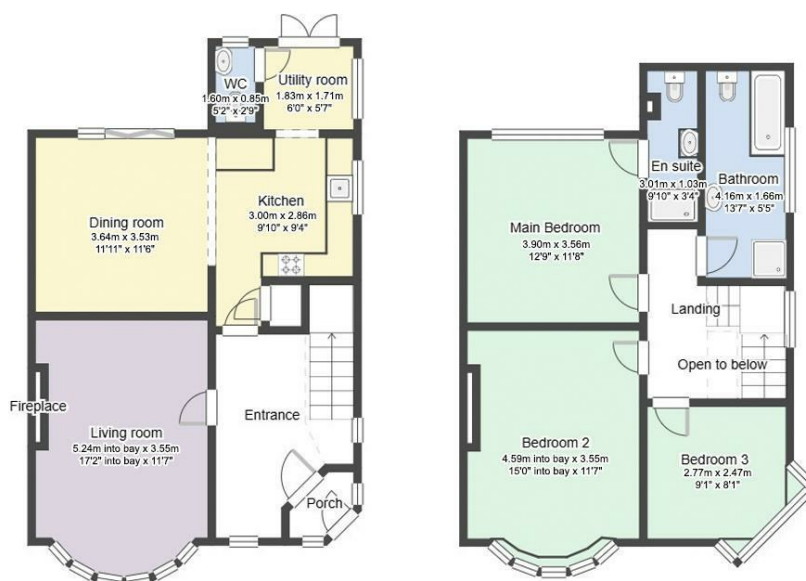
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving licence and a recent utility bill or bank statement. VVe 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.



Coningsby Road, Woodthorpe, Nottinghamshire NG5 4LG

HoldenCopley
PREPARE TO BE MOVED



This floorplan is for illustrative purposes only.

All measurements, positions of walls, doors, windows, fittings and appliances are approximate, not to scale and should not be relied upon as a statement of fact. HoldenCopley, their clients and employees are not authorised to make or give any representations or warranties in relation to the property. No responsibility is taken for any statement that may be made in these particulars, which do not form part of any offer or contract. Areas, measurements and distances are approximate. Text, photographs and plans are for guidance only and are not necessarily comprehensive. Planning, building regulation or other consents should not be assumed, and no services or equipment have been tested. Purchasers must make their own investigations before entering any agreement.

0115 7734300

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

mapperleyoffice@holdencopley.co.uk

www.holdencopley.co.uk

Agents Disclaimer: HoldenCopley, their clients and employees 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.