

# HoldenCopley

PREPARE TO BE MOVED

Melbury Road, Woodthorpe, Nottinghamshire NG5 4PG

---

Guide Price £280,000 - £300,000



Melbury Road, Woodthorpe, Nottinghamshire NG5 4PG





GUIDE PRICE £280,000 - £300,000

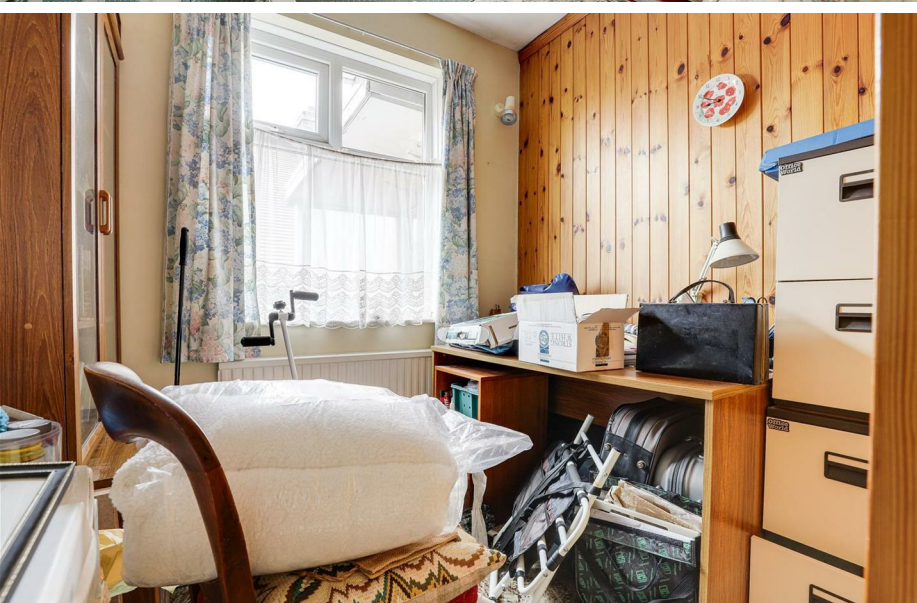
NO UPWARD CHAIN...

This spacious three-bedroom detached bungalow, offered with no upward chain, is perfectly situated in a sought-after location, providing easy access to local amenities and excellent transport links to the City Centre. The property features a spacious accommodation throughout, starting with an entrance hall that leads to a bright and welcoming living room. Double doors open into a dining room, bathed in natural light from sliding patio doors that seamlessly connect to the private rear garden. Additionally, there is a conservatory, perfect for relaxation, and a kitchen catering to your culinary needs. The bungalow offers two double bedrooms, a single bedroom, and a three-piece bathroom suite. Outside, the front of the property includes two driveways providing ample off-road parking for multiple cars and access to a garage. The rear garden is private, offering a patio seating area, a well-maintained lawn and a variety of plants and shrubs, making it an ideal space to enjoy the outdoors.

MUST BE VIEWED!







- Detached Bungalow
- Three Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Conservatory
- Three-Piece Bathroom Suite
- Two Driveways & Garage
- No Upward Chain
- Popular Location
- Must Be Viewed











## ACCOMMODATION

### Entrance Hall

The entrance hall carpeted flooring, a radiator, a picture rail, an in-built storage cupboard, access to the boarded loft with courtesy lighting and a single door providing access into the accommodation.

### Living Room

10'10" x 15'1" (3.32m x 4.60m)

The living room has carpeted flooring, a radiator, ceiling coving, a feature fireplace double interior doors providing access to the dining room and two UPVC double-glazed windows to the side elevation.

### Dining Room

7'5" x 12'1" (2.27m x 3.69m)

The dining room has carpeted flooring, a radiator, a single door providing access to the conservatory and a patio sliding door providing access to the rear garden.

### Conservatory

7'3" x 15'2" (2.23m x 4.64m)

The conservatory has tiled flooring, a polycarbonate roof, UPVC double-glazed windows to the rear elevation and a single UPVC door providing access to the rear garden.

### Kitchen

11'1" x 8'7" (3.40m x 2.63m)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink with a drainer and taps, an integrated oven & gas hob, partially tiled walls, an in-built storage cupboard, vinyl flooring, a UPVC double-glazed window to the rear elevation and a single UPVC door providing access to the conservatory.

### Master Bedroom

11'1" x 14'3" (3.40m x 4.36m)

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

### Bedroom Two

11'10" x 11'10" (3.61m x 3.61m)

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

### Bedroom Three

7'5" x 9'8" (2.27m x 2.97m)

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

### Bathroom

6'7" x 8'9" (2.01m x 2.67m)

The bathroom has a low level flush W/C, a vanity storage unit with a wash basin, a walk-in shower with an electric shower fixture, two radiators, waterproof boards, carpeted flooring and a UPVC double-glazed obscure window to the side elevation.

## OUTSIDE

### Front

To the front of the property is two driveways providing off-road parking for multiple cars, access to the garage, fence panelling and brick-wall boundaries.

### Rear

To the rear is an enclosed private garden with a paved patio area, a lawn, a greenhouse, a variety of plants and shrubs and fence panelling boundaries.

## ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Virgin Media, Openreach

Broadband Speed - Ultrafast Broadband available with the highest download speed at 1000Mbps & Highest upload speed at 220Mbps

Phone Signal – Good coverage of Voice, 4G & 5G

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 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.

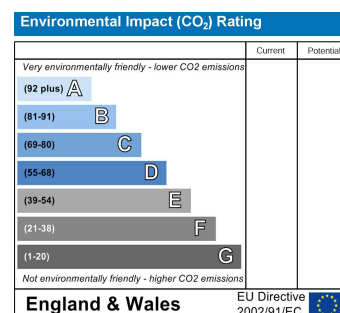
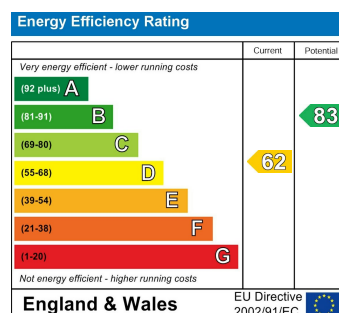
The vendor has advised the following:

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 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.

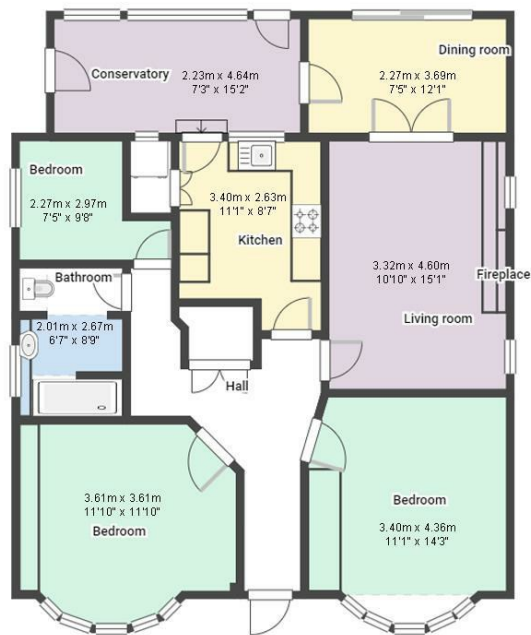
Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available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





Melbury Road, Woodthorpe, Nottinghamshire NG5 4PG

**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.