

# HoldenCopley

PREPARE TO BE MOVED

Old Acres, Woodborough, Nottinghamshire NG14 6ES

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Guide Price £300,000



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GUIDE PRICE £300,000 - £350,000

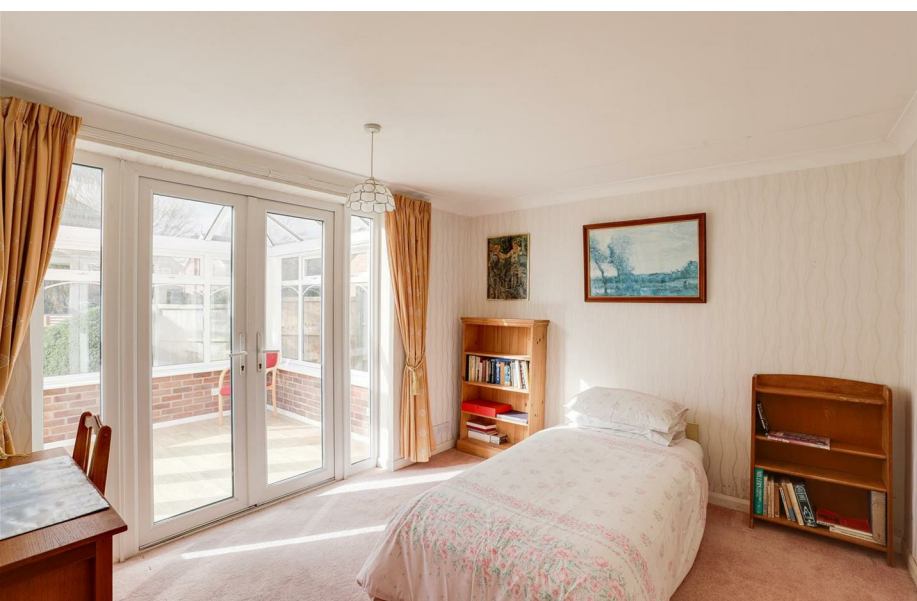
### LOCATION, LOCATION, LOCATION...

Nestled at the end of a peaceful cul-de-sac in the highly sought-after village of Woodborough, this well-maintained two-bedroom detached bungalow enjoys an enviable position directly opposite open countryside fields, offering a picturesque and tranquil setting. The property is ideally located for easy access to Arnold, Mapperley Plains, and Nottingham City Centre, with excellent road links connecting to regional hubs such as Southwell, Newark-on-Trent, Mansfield, Grantham, and Leicester, as well as the M1 motorway network and East Midlands Airport. Offered to the market with no upward chain, this charming bungalow presents an excellent opportunity for those seeking single-storey living in a desirable village location. Internally, the well-proportioned accommodation includes an entrance hall, a convenient WC, a fitted kitchen, and a spacious living room, leading through to a delightful garden room. The master bedroom boasts double French doors opening into a bright conservatory, creating a wonderful space to enjoy the surrounding views, while the second bedroom offers versatile accommodation as a guest room or home office. Outside, the property benefits from low-maintenance gardens to both the front and rear, a driveway, a garage, and the added convenience of a carport, ensuring ample off-road parking.

### MUST BE VIEWED







- Detached Bungalow
- Two Double Bedrooms
- Spacious Living Room
- Fitted Kitchen
- Garden Room & Conservatory
- Bathroom With Separate WC
- Low Maintenance Gardens
- Driveway With Garage & Car-Port
- Quiet Cul-De-Sac
- Sought-After Location











ACCOMMODATION

Entrance Hall

11\*5" max x 9\*5" (3.48m max x 2.88m)

The entrance hall has carpeted flooring, a radiator, an in-built cupboard, access to the loft, and a single UPVC door providing access into the accommodation.

WC

5\*5" x 2\*7" (1.67m x 0.79m)

This space has a low level flush WC, a pedestal wash basin, wood-effect flooring, a radiator, fully tiled walls, and a UPVC double-glazed obscure window to the front elevation.

Kitchen

12\*11" max x 8\*9" (3.95m max x 2.68m)

The kitchen has a range of fitted base and wall units with a rolled-edge worktops, display units, a sink and a half with a swan neck mixer tap and drainer, an integrated double oven with a gas hob and extractor fan, a freestanding washing machine, tiled flooring, tiled splashback, a radiator, coving to the ceiling, and a UPVC double-glazed window, with recessed spotlights above, overlooking the front garden.

Living Room

18\*4" x 14\*3" (5.59m x 4.36m)

The living room has a UPVC double-glazed window overlooking the rear garden, carpeted flooring, a radiator, a feature fireplace with a decorative surround, a TV point, and a single UPVC door leading into the garden room.

Garden Room

16\*1" x 6\*4" (4.91m x 1.95m)

The garden room has exposed brick walls, a wood-panelled ceiling with a partially vaulted glass roof, full-height UPVC double-glazed windows to the side and rear elevation, and a sliding patio door opening out to the garden.

Bedroom One

11\*10" x 10\*0" (3.62m x 3.07m)

The first bedroom has carpeted flooring, coving to the ceiling, a radiator, and full-height UPVC double-glazed windows with double French doors leading into the conservatory.

Conservatory

10\*10" x 9\*4" (3.32m x 2.86m)

The conservatory has wood-effect flooring, a glass ceiling, a range of UPVC double-glazed windows to the front, side and rear elevation, and double French doors opening out to the garden.

Bedroom Two

10\*11" x 10\*5" (3.34m x 3.20m)

The second bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator, and a range of fitted furniture including wardrobes, over-the-bed- storage cupboards and display bedside units.

Bathroom

7\*4" x 5\*5" (2.24m x 1.66m)

The bathroom has a vanity unit wash basin with fitted storage, a wall-mounted mirror, a panelled bath with a mains-fed shower and a shower screen, grab handles, wood-effect flooring, fully tiled walls, a radiator, and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is a block-paved driveway with access into the garage, a greenhouse, external lighting, and double gated access to the car-port and the rear garden.

Garage

17\*4" x 7\*10" (5.30m x 2.40m)

The garage has an up and over door.

Rear

To the rear of the property is a low maintenance tiered garden with paved patios, gravel pathways, external lighting, and an array of mature shrubs, manicured hedging, and ornamental trees.

ADDITIONAL INFORMATION

- Broadband Networks - Openreach
- Broadband Speed - Superfast available - 80 Mbps (download) 20 Mbps (upload)
- Phone Signal – Limited 4G / 5G coverage
- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Gas Central Heating – Connected to Mains Supply
- Septic Tank – No
- Sewage – Mains Supply
- Flood Risk – No flooding in the past 5 years+
- Flood Risk Area - Very low risk
- Non-Standard Construction – No
- Any Legal Restrictions – No
- Other Material Issues – Damp in Sitting Room

DISCLAIMER

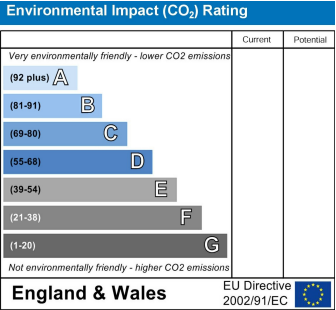
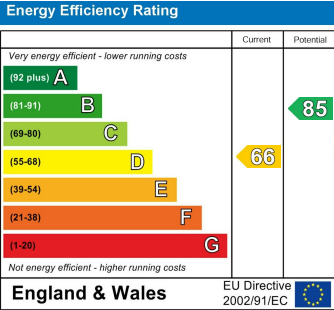
Council Tax Band Rating - Gedling Borough Council - Band D  
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:  
Property Tenure is Freehold

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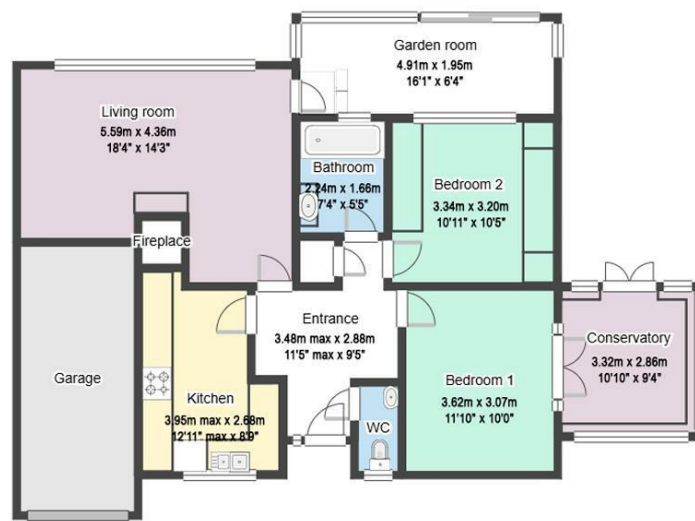
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

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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