# Holden Copley PREPARE TO BE MOVED

Weaverthorpe Road, Woodthorpe, Nottinghamshire NG5 4PU

Guide Price £325,000





#### GUIDE PRICE £325.000 - £350.000

#### LOCATION, LOCATION...

This detached family home is positioned in the highly sought-after area of Woodthorpe, offering a perfect balance of convenience and charm. It is within easy reach of local amenities, including a variety of shops, well-regarded schools, and excellent transport links, making it ideal for a growing family looking for a home they can truly make their own. Upon entering, you are welcomed by a spacious entrance hall which leads seamlessly into a generous living and dining area, perfect for both relaxing and entertaining. The fitted kitchen offers direct access to the rear of the property and to the garage, combining practicality with a sense of openness. A ground floor W/C completes the layout on this level, adding to the convenience of family living. Upstairs, there are four well-proportioned bedrooms, accompanied by a four-piece bathroom suite and a practical laundry room, providing ample space for everyday family life. Externally, the property benefits from a driveway offering off-road parking and access to the garage. Through a covered carport, you reach the private rear garden, which is designed for low-maintenance enjoyment. The garden features a raised planted area, and is enclosed by fencing, providing a secure and tranquil outdoor space.

MUST BE VIEWED













- Detached House
- Four Bedrooms
- Spacious Living Room
- Fitted Kitchen
- Four-Piece Bathroom Suite & Ground Floor W/C
- Laundry Room
- Garage & Driveway
- Enclosed Rear Garden
- Popular Location
- Must Be Viewed









#### **GROUND FLOOR**

#### Entrance

 $15^*8" \times 7^*4" \text{ (max) } (4.80m \times 2.26m \text{ (max)})$ 

The entrance hall has carpeted flooring, an in-built cupboard, a radiator, a dado rail, an obscure panelled UPVC double glazed full-height windows to the front elevation, and a UPVC door providing access into the accommodation.

#### Living/Dining Room

 $25^{\circ}0" \times 10^{\circ}11" (7.64m \times 3.34m)$ 

The living dining room has dual aspect UPVC double glazed windows, two radiators, a feature fireplace, a TV point, a dado rail, coving to the ceiling, and carpeted flooring.

#### Kitchen/Diner

 $16^{\circ}1'' \times 8^{\circ}11'' (4.91m \times 2.73m)$ 

The kitchen diner has a range of fitted base and wall units with worktops, a composite sink and half with a swan neck mixer tap and drainer, an integrated double oven, ceramic hob, space and plumbing for a dishwasher and washing machine, space for a fridge freezer, space for a dining table, a radiator, tiled flooring, and a two UPVC double glazed windows to the rear and side elevation.

#### **Back Entrance**

 $4^{\circ}0" \times 3^{\circ}8" (1.22m \times 1.12m)$ 

The back entrance has tiled flooring, a UPVC door opening to the side elevation, access into the W/C, and access into the garage.

#### W/C

 $3^{10} \times 3^{8} (1.19 \text{m} \times 1.13 \text{m})$ 

This space has a concealed dual flush W/C, a vanity-style wash basin, a radiator, an extractor fan, a radiator, and tiled flooring.

#### Garage

 $16^{\circ}0'' \times 8^{\circ}5'' (4.90m \times 2.57m)$ 

The garage has a window to the side elevation, ample storage, lighting, electrics, and double doors opening to the driveway.

#### FIRST FLOOR

#### Landing

12\*5" 9\*9" (max) (3.79m 2.99m (max))

The landing has carpeted flooring, a dado rail, access into the boarded loft with lighting via a pull-down ladder, and access to the first floor accommodation.

#### Bedroom One

 $13^{\circ}9'' \times 11^{\circ}0'' (4.20m \times 3.37m)$ 

The first bedroom has a UPVC double glazed window to the front elevation, a radiator, coving to the ceiling, fitted wardrobe with sliding doors, and carpeted flooring,

#### Bedroom Two

 $16^{\circ}1'' \times 10^{\circ}0'' \text{ (max) } (4.92\text{m} \times 3.05\text{m (max)})$ 

The second bedroom has a UPVC double glazed window to the front elevation, a UPVC door providing access to the balcony, a radiator, an in-built storage cupboard, and carpeted flooring,

#### Bedroom Three

 $11^{\circ}0" \times 9^{\circ}2" \text{ (max) } (3.36m \times 2.80m \text{ (max)})$ 

The third bedroom has a UPVC double glazed window to the rear

elevation, a radiator, a fitted wardrobe, recessed spotlights, and carpeted flooring,

#### Bedroom Four

 $9^{2}$ " ×  $6^{1}$ " (2.80m × 2.12m)

The fourth bedroom has a UPVC double glazed window to the side elevation, a dado rail, a radiator, and carpeted flooring,

#### **Bathroom**

 $9^{6}$ " ×  $7^{4}$ " (2.9lm × 2.25m)

The bathroom has a UPVC double glazed obscure window to the side elevation, a low level flush W/C, a pedestal wash basin, a panelled bath, with a handheld shower fixture, a shower enclosure with a wall-mounted shower fixture, a radiator, a heated towel rail, recessed spotlights, partially tiled walls, and tiled flooring.

#### Laundry Room

 $6^{\circ}0'' \times 4^{\circ}2'' \text{ (max) (I.85m } \times \text{I.28m (max))}$ 

The laundry room has two UPVC double glazed obscure windows to the rear elevation, and carpeted flooring.

#### **OUTSIDE**

#### Front

To the front of the property is a driveway with access into the garage, and access through a carport to the rear garden.

#### Rear

To the rear of the property is an enclosed low-maintenance garden with a raised planted area, 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 - Ultrafast Download Speed I800Mbps and Upload Speed 220Mbps

Phone Signal – Good coverage of Voice, 4G & 5G - Some coverage of 3G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

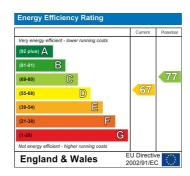
Flood Defenses – No

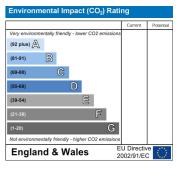
Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues - No

#### **DISCLAIMER**











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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