

HoldenCopley

PREPARE TO BE MOVED

Longridge Road, Woodthorpe, Nottinghamshire NG5 4LA

£350,000

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BEAUTIFULLY PRESENTED BUNGALOW...

This stunning three-bedroom detached bungalow in Woodthorpe is offered with no upward chain. Situated in the sought-after Woodthorpe area, the residence is within close proximity to various shops, eateries, and convenient transport links to the City Centre. Inside boasts an inviting entrance hall that leads to an open-plan, modern fitted kitchen/living area, creating a contemporary and functional space. The spacious living room features bi-folding doors that open to the rear garden, providing a seamless connection between indoor and outdoor living. The accommodation includes three well-proportioned bedrooms, all serviced by a modern four-piece bathroom suite. The exterior of the property is equally impressive, with a decorative garden at the front, a driveway, and access to the garage for ample off-street parking. The rear of the property boasts a large enclosed tiered garden, featuring lawned areas and a variety of decorative plants and shrubs, an ideal setting for enjoying the outdoors.

MUST BE VIEWED!





- Detached Bungalow
- Three Bedrooms
- Open-Plan Modern Fitted Kitchen/Living Area
- Separate Dining Room
- Stylish Four Piece Bathroom Suite
- Utility Room
- Front & Rear Gardens
- Driveway & Garage
- Sought After Location
- Must Be Viewed





ACCOMMODATION

Entrance Hall

The entrance hall has wood-effect laminate flooring, recessed ceiling spotlights, a vertical radiator, access to the boarded loft with courtesy lighting via a dropdown ladder, UPVC double-glazed obscure window to the front elevation and a single composite door providing access into the accommodation.

Open Plan Kitchen/Living Area

32'3" x 16'9" (max) (9.85m x 5.11m (max))
The kitchen has a range of fitted base and wall units with a feature breakfast bar island, marble effect worktops, an under-mount sink with a swan neck mixer tap, integrated oven and microwave with separate electric hobs and an over hood extract fan, integrated fridge/freezer, partially tiled walls, wood-effect laminate flooring, recessed ceiling spotlights and open plan to the living room.
The living room has wood-effect laminate flooring, vertical radiator, double internal sliding doors providing access to the dining room and UPVC double glazed bi-folding doors providing access to the rear elevation.

Utility Room

4'0" x 2'7" (1.24m x 0.79m)
The utility has recessed ceiling spotlights, space and plumbing for a washing machine, fitted countertop, wall-mounted combi-boiler and a UPVC double glazed window to the side elevation.

Master Bedroom

12'8" x 10'8" (3.88m x 3.26m)
The main bedroom has carpeted flooring, a range of fitted shelving and clothes rails, a vertical radiator and UPVC double-glazed window to the front elevation.

Bedroom Two

10'9" x 10'5" (3.28m x 3.19m)
The second bedroom has carpeted flooring, a vertical radiator and UPVC double-glazed window to the side elevation.

Bedroom Three

10'9" x 8'2" (3.28m x 2.49m)
The third bedroom has wood-effect laminate flooring, a vertical radiator and two UPVC double-glazed windows to the side elevation.

Bathroom

8'5" x 6'1" (2.59m x 1.86m)
The bathroom has a low level dual flush W/C, a vanity storage unit with a wash basin with waterfall mixer tap, a walk-in shower with an overhead rainfall shower and an handheld shower head, a freestanding double ended bath with mixer taps, tiled flooring and tiled walls, recessed ceiling spotlights, an extractor fan, a heated towel rail, and a UPVC double glazed obscure window to the side elevation.

OUTSIDE

Front

To the front is a tiered decorative garden with a pathway and gated access to the rear and a driveway and access to the garage providing ample off-road parking.

Rear

To the rear is a large tiered enclosed garden with lawned areas, steps, paved seating area, range of decorative 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 – Openreach, Virgin Media
- 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

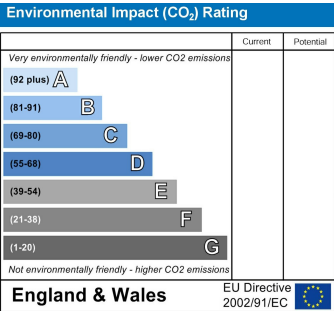
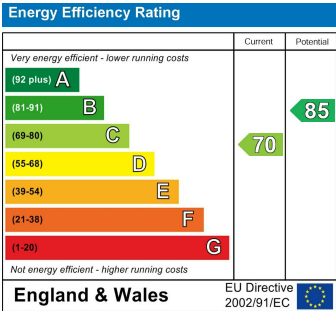
Council Tax Band Rating - Gedling Borough Council - Band D
This information was obtained through the directgov website.
HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

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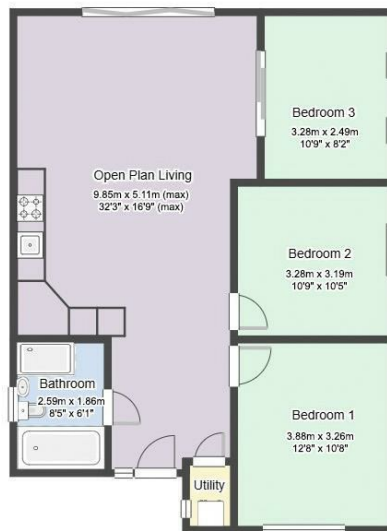
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

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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