

HoldenCopley

PREPARE TO BE MOVED

Pinfold Close, Woodborough, Nottinghamshire NG14 6DP

£495,000

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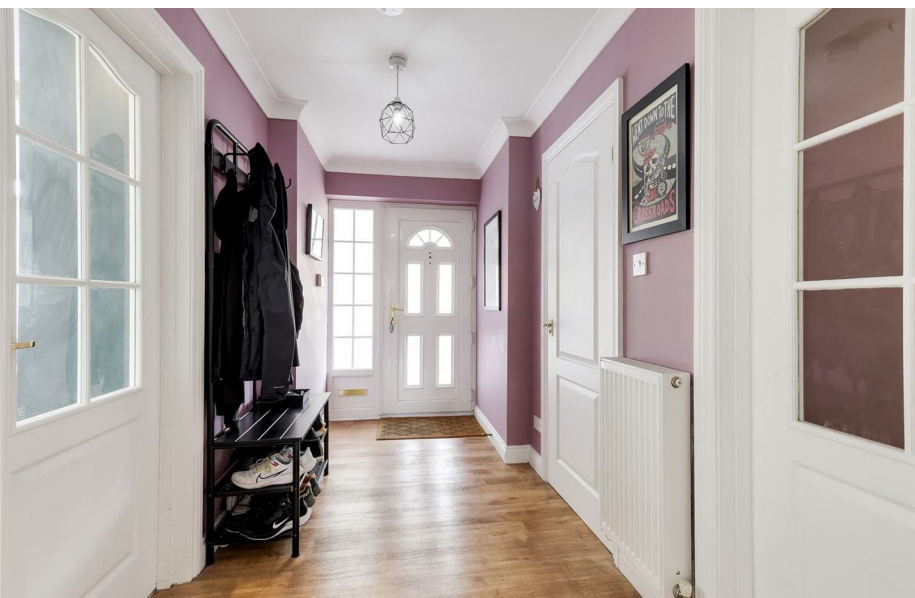


SOUGHT AFTER VILLAGE LOCATION...

A substantial detached bungalow located in the highly sought-after village of Woodborough, tucked away in a peaceful cul-de-sac. This property offers an ideal blend of space and style, both inside and out, and is presented to a high standard throughout perfect for anyone looking to enjoy single-level living with energy efficient as has good rates on solar panels. The accommodation comprises an entrance hall with a W/C, a generous open-plan living and dining area, a modern kitchen diner with a separate utility room, and a light-filled conservatory. There are three double bedrooms, with the master boasting fitted wardrobes and an en-suite, alongside a well-appointed three-piece family bathroom. A boarded loft, complete with lighting and power, is accessed via a drop-down ladder, providing valuable additional storage. Outside, the property benefits from a lawned frontage, two block-paved driveways, electric vehicle charging point, garage access, and double gates leading to the rear garden. The south-facing rear and side gardens are private and low-maintenance, featuring a patio and gravel areas, a pond with bridge, greenhouse, shed, pergola, raised planters, outdoor taps, and a variety of plants and shrub all enclosed by panelled fencing. This bungalow strikes the perfect balance between practical living and outdoor enjoyment.

MUST BE VIEWED





- Detached Bungalow
- Three Bedrooms
- Spacious Living Room & Dining Area
- Modern Kitchen Diner
- Conservatory
- Three-Piece Bathroom Suite & Separate W/C
- En-Suite To The Master Bedroom
- Garage & Two Driveways
- South-Facing Rear Garden
- Solar Panels & Electric Vehicle Charging Point





ACCOMMODATION

Hallway

12'1" x 5'8" (3.69 x 1.74)
The entrance hall has wood effect flooring, a radiator, coving to the ceiling, an in-built cupboard, coving to the ceiling, a UPVC double glazed obscure window, and a UPVC door providing access into the accommodation.

W/C

8'5" x 2'7" (2.59 x 0.80)
This space has a UPVC double glazed obscure window, a low level flush WC, a vanity-style wash basin with a tiled splashback, a radiator, and wood-effect flooring.

Lounge/Diner

37'3" x 19'5" (11.36 x 5.92)
The lounge/diner has wood-effect flooring, coving to the ceiling, a TV point, a feature fireplace, two radiator, recessed spotlights, two UPVC double glazed windows, double French doors opening to the garden, and double French doors opening to the conservatory.

Conservatory

20'7" x 10'9" (6.28 x 3.28)
The conservatory has tiled flooring, a radiator, a ceiling fan, a radiator, a purpose built bar, a TV point, a range of UPVC double glazed windows to the rear elevation, and roof along with a single door opening out to the garden

Kitchen/Diner

18'10" x 15'11" (5.76 x 4.86)
The kitchen/dining area features a comprehensive range of base and wall units topped with granite work surfaces, complemented by a central island with breakfast bar. It includes a Belfast sink with mixer taps, an integrated double oven, and an induction hob with extractor fan. There's also an integrated dishwasher, space for a fridge freezer, and room for a dining table. The space is bright and airy, with recessed spotlights, exposed ceiling beams, two Velux windows, and a sky lantern roof. Marble-effect flooring runs throughout, and two radiators provide warmth. Additional features include a TV point, a multi-fuel wood burner, a rear UPVC double-glazed window, and access to the utility room.

Utility

9'3" x 7'6" (2.82 x 2.30)
The utility room has a range of base units with Granite worktops, a composite sink with mixer taps and drainer, an extractor fan, space and plumbing for a washing machine, a radiator, coving to the ceiling, marble-effect flooring, a UPVC double glazed windows to the rear elevation, and a door opening to the conservatory.

Garage

17'1" x 7'7" (5.21 x 2.32)
The garage has a window to the side elevation, lighting, electrics, ample storage, and an electric up-and-over door opening to the driveway.

Inner Hallway

12'1" x 9'11" (3.70 x 3.04)
The inner hallway has wood-effect flooring, fitted wardrobes with sliding doors, a radiator, coving to the ceiling, and access into the boarded loft with lighting via a pull-down ladder.

Master Bedroom

14'9" x 12'5" (4.52 x 3.80)
The main bedroom has a UPVC double glazed bow window, carpeted flooring, a TV point, coving to the ceiling, a radiator, fitted wardrobe with overhead storage, and access to an en-suite

En-Suite

8'11" x 8'5" (2.73 x 2.59)
The en-suite has a UPVC double glazed window to the side elevation, a concealed dual flush WC, a vanity unit with a wash basin and storage, a walk in shower with a rainfall and handheld shower fixture, a heated towel rail, coving to the ceiling, recessed spotlights, partially tiled walls, and tiled flooring.

Bedroom Two

12'10" x 9'7" (3.92 x 2.94)
The second bedroom has a UPVC double glazed window to the front elevation, a TV point, a radiator, coving to the ceiling, and wood-effect flooring.

Bedroom Three

8'10" x 7'6" (2.71 x 2.30)
The third bedroom three has a UPVC double glazed window to the rear elevation, a radiator, a TV point, and wood-effect flooring.

Bathroom

9'5" x 8'6" (2.88 x 2.61)
The bathroom has two UPVC double glazed windows to the side elevation, a

concealed dual flush W/C, a vanity unit with a wash basin and storage, a panelled bath, a shower enclosure with a wall-mounted shower fixture, a heated towel rail, a shaver socket, coving to the ceiling, an extractor fan, recessed spotlights, partially tiled walls, and tiled flooring.

OUTSIDE

Front

To the front of the property is a lawn, two block paved driveways, an electrical vehicle charging point, and access to the garage and double gates proving access to the rear garden.

Rear

To the rear and side of the property is a private enclosed south facing low maintenance garden with patio and gravelled areas, a pond with a bridge, a green house, a shed, a Pergola, a range of plants and shrubs, an outdoor taps, raised planters, 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 - Superfast Download Speed 79Mbps and Upload Speed 20Mbps
- Phone Signal – Good coverage of Voice, 4G - Some coverage of 3G & 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

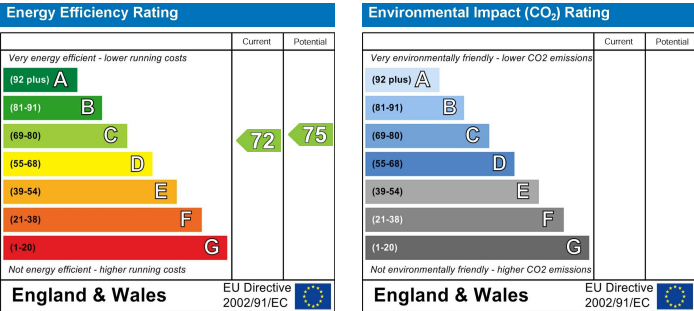
Council Tax Band Rating - Gedling Borough Council - Band E
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

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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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