

HoldenCopley

PREPARE TO BE MOVED

Walsingham Road, Woodthorpe, Nottinghamshire NG5 4NU

£450,000

Walsingham Road, Woodthorpe, Nottinghamshire NG5 4NU



SPACIOUS FAMILY HOME IN A SOUGHT-AFTER LOCATION...

This beautifully presented five-bedroom detached house offers generous accommodation throughout, making it an ideal move-in-ready family home. It sits in the highly sought-after area of Woodthorpe, close to a range of local amenities including shops, well-regarded schools and excellent commuting links. The ground floor begins with an inviting entrance hall leading into a spacious open-plan reception room, with a comfortable living area at the front and a bright dining space at the rear. Bifold doors open directly onto the garden, creating a great flow for everyday living and entertaining. The modern kitchen provides ample storage and plenty of worktop space. Upstairs, the property offers five good-sized bedrooms, along with a stylish four-piece bathroom suite. Outside, the front of the property features a driveway, a garage and an established garden with a lawn, plants and shrubs that enhance the home's kerb appeal. The rear garden is private and well laid out, with a paved patio area, steps leading up to a lawn, a range of mature plants, shrubs and trees, and a decked seating area with a summer house — perfect for enjoying the outdoors.

MUST BE VIEWED!





- Detached House
- Five Bedrooms
- Open-Plan Reception Room
- Modern Kitchen
- Stylish Bathroom
- Driveway & Garage
- Private Garden With Summer House
- Beautifully Presented Throughout
- Sought-After Location
- Must Be Viewed





GROUND FLOOR

Porch

6’3" × 2’11" (1.92 × 0.91)

The porch has a UPVC double-glazed obscure window to the front elevation and a single UPVC door providing access into the accommodation.

Entrance Hall

12’4" × 7’4" (3.76 × 2.24)

The entrance hall has carpeted flooring and stairs, a radiator, a UPVC double-glazed obscure window to the front elevation and a single UPVC door providing access from the porch.

Living Room

14’11" × 11’8" (4.31 × 3.58)

The living room has carpeted flooring, a feature panelled wall, open-plan to the dining room and a UPVC double-glazed window to the front elevation.

Dining Room

9’1" × 9’1" (2.79 × 2.77)

The dining room has carpeted flooring, a radiator and bifold doors opening out to the rear garden.

Kitchen

19’8" × 6’11" (6.00 × 2.11)

The kitchen has a range of fitted base and wall units with worktops, an undermount sink with draining grooves and a swan neck mixer tap, an oven and grill, a gas ring hob, an extractor fan, dishwasher & fridge freezer, partially tiled walls, laminate wood-effect flooring, internal access to the garage, a UPVC double-glazed window to the rear elevation and a single UPVC door providing access to the rear garden.

FIRST FLOOR

Landing

12’7" × 8’2" (3.85 × 2.50)

The landing has carpeted flooring, access to the loft and access to the first floor accommodation.

Master Bedroom

11’11" × 11’3" (3.64 × 3.45)

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

Bedroom Two

11’8" × 9’0" (3.58 × 2.76)

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

Bedroom Three

11’6" × 7’6" (3.51 × 2.31)

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

Bedroom Four

9’3" × 7’7" (2.82 × 2.32)

The fourth bedroom has carpeted flooring, a radiator, an in-built wardrobe and a UPVC double-glazed window to the rear elevation.

Bedroom Five

9’2" × 6’7" (2.80 × 2.02)

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

Bathroom

8’9" × 8’3" (2.67 × 2.52)

The bathroom has a low level dual flush W/C, a vanity storage unit with a counter top wash basin, a double ended bath with central taps, a walk-in shower with an overhead rainfall shower and a handheld shower head, a heated towel rail, an extractor fan, recessed spotlights, tiled walls and flooring and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is a driveway providing off-road parking, access to the garage, an established garden with a lawn and a variety of plants and shrubs.

Garage

16’6" × 7’7" (5.03 × 2.32)

The garage has courtesy lighting, power supply, ample storage space, a UPVC double-glazed window to the side elevation and a roller door.

Rear

To the rear is a private garden with a paved patio area, steps leading up to a lawn, a variety of plants, shrubs and trees, a shed, and a decked seating area with a summer house.

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 1800Mbps & 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 – Please note that this property is subject to restrictive covenants as set out in the title deeds. Prospective purchasers should make their own enquiries regarding any restrictions, obligations, or limitations affecting the property. Neither the seller nor the agent can be held responsible for any breaches or implications of such covenants, and this information does not constitute a legal interpretation of the title.

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Gedling Borough Council - Band D

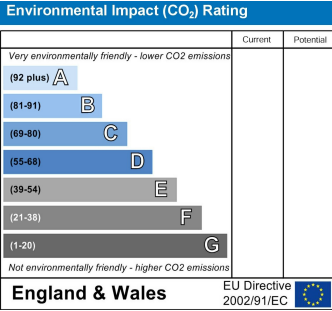
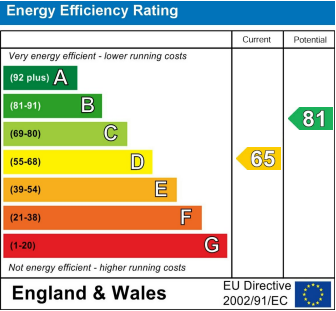
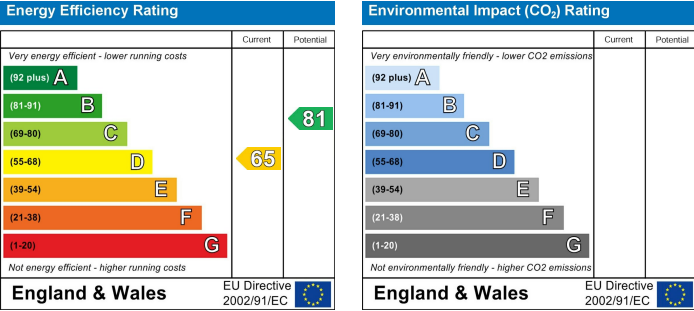
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

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.

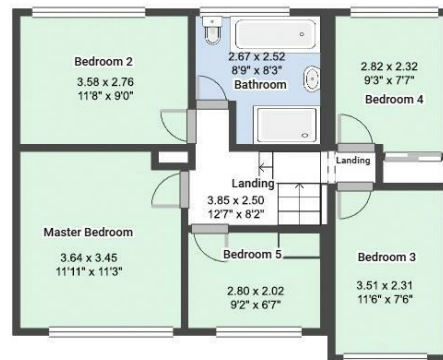
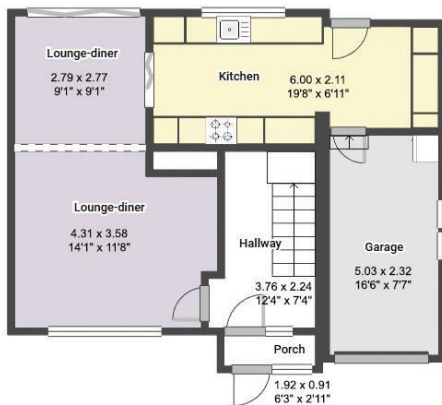
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or 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.



Walsingham Road, Woodthorpe, Nottinghamshire NG5 4NU

HoldenCopley
PREPARE TO BE MOVED



This floorplan is for illustrative purposes only.

All measurements, positions of walls, doors, windows, fittings and appliances are approximate, not to scale and should not be relied upon as a statement of fact. HoldenCopley, their clients and employees are not authorised to make or give any representations or warranties in relation to the property. No responsibility is taken for any statement that may be made in these particulars, which do not form part of any offer or contract. Areas, measurements and distances are approximate. Text, photographs and plans are for guidance only and may not be comprehensive. Planning, building regulation or other consents should not be assumed, and no services or equipment have been tested. Purchasers must make their own investigations before entering any agreement.

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.