

HoldenCopley

PREPARE TO BE MOVED

Thorneywood Mount, Thorneywood, Nottinghamshire NG3 2PZ

Offers Over £250,000

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BURSTING WITH CHARACTER...

This lovingly restored semi-detached house offers the perfect combination of new and period features including log burning stoves with Granite hearth, custom tiling in the bathroom, high ceilings, new hardwood flooring and much more to create a beautiful and spacious home perfect for any family buyer. This property is situated in a popular location within catchment to great schools as well as being within close proximity to various local amenities, parks, shops and excellent transport links into Nottingham City Centre. To the ground floor is an entrance hall, two reception rooms and a fitted breakfast kitchen with a pantry cupboard. The first floor offers three good sized bedrooms serviced by a stylish bathroom suite along with access to a boarded loft space, providing plenty of potential for a large loft conversion. Outside to the rear is a well established south-east facing garden, which benefits from being completely organic and featuring a new decked seating area, a wonderful greenhouse for growing vegetables and plenty of sun exposure throughout the day!

NO UPWARD CHAIN!





- Lovingly Restored Semi-Detached House
- Three Good Sized Bedrooms With Master Having a Cosy Log Burner
- Two Reception Rooms With Log Burners
- Fitted Breakfast Kitchen
- Stylish Bathroom With Custom Tiling
- Period Features
- Established, Organic Garden With A Range Of Mature Plants
- Newly Decorated & Re-Plastered Throughout
- Potential For Loft Conversion
- Chimney Liners Have 30 Year Guarantee





GROUND FLOOR

Entrance Hall

The entrance hall has hardwood flooring, a radiator, coving to the ceiling, recessed spotlights, carpeted stairs and a wooden door with a stained glass insert providing access into the accommodation

Living Room

12'1" x 16'0" (3.7 x 4.9)

The living room has a double glazed square bay window to the front elevation, coving to the ceiling, hardwood flooring, a radiator, a recessed chimney breast alcove with a wooden mantelpiece, a Granite hearth and a log burner

Dining Room

14'9" x 12'5" (4.5 x 3.8)

The dining room has a double glazed window to the side and rear elevation, brand new engineered hardwood flooring, a radiator, coving to the ceiling, a recessed chimney breast alcove with a decorative mantelpiece, a Granite hearth and a log burner

Kitchen

19'8" x 11'1" (6.0 x 3.4)

The kitchen has a range of fitted base and wall units with wooden worktops, a stainless steel sink and a half with a swan neck mixer tap and drainer, an integrated oven with a gas hob, extractor fan and stainless steel splashback, space and plumbing for a washing machine / dishwasher, space for a fridge freezer, space for a tumble dryer, brand new engineered hardwood flooring, partially tiled walls, a radiator, space for a dining table, access to a pantry cupboard, a double glazed window to the side elevation, a single door and double doors opening out to the rear garden

FIRST FLOOR

Landing

The landing has hardwood flooring a radiator, recessed spotlights, access to the first floor accommodation and provides access to a boarded loft with lighting via a drop down ladder

Bedroom One

16'4" x 13'9" (5.0 x 4.2)

The main bedroom has three double glazed windows with bespoke fitted blinds to the front elevation, a radiator, coving to the ceiling, hardwood flooring, brand new fitted Sharpes custom wardrobes and a recessed chimney breast alcove with a log burning stove

Bedroom Two

9'10" x 15'5" (3.0 x 4.7)

The second bedroom has two double glazed windows to the side and rear elevation, carpeted flooring, coving to the ceiling and a radiator

Bedroom Three

11'1" x 11'1" (3.4 x 3.4)

The third bedroom has a double glazed window to the side elevation, carpeted flooring, coving to the ceiling, a radiator and in-built cupboards

Bathroom

8'0" x 7'10" (2.44m x 2.39m)

The bathroom has a low level dual flush W/C, a countertop wash

basin with base storage and a mono mixer tap, a double walk in shower with an overhead rainfall shower, a handheld shower head and wall mounted chrome fixtures, partially tiled walls with bespoke tiles imported from Mexico, Karndean flooring, a chrome heated towel rail, recessed spotlights and two double glazed obscure windows to the side elevation

OUTSIDE

Front

To the front of the property is a garden with a range of plants and shrubs along with on-street parking and steps leading up to access the entrance

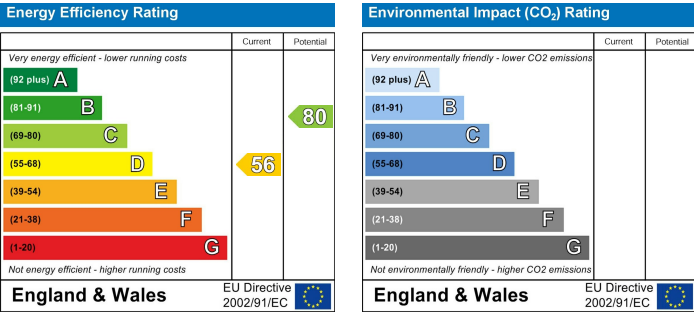
Rear

To the rear of the property there is a private south-east facing established garden with stocked borders featuring a range of lavender, rosemary and blackberry bushes, a cherry tree, organic compost bins, an outdoor tap, a new decking area, raised planters, a lawn, courtesy lighting, a lovely greenhouse, two sheds and fence panelling

DISCLAIMER

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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.





Approx. Gross Internal Area of the Ground floor:
657.57 Sq Ft - 61.09 Sq M
Approx. Gross Internal Area of the Entire Property:
1319.66 Sq Ft - 122.6 Sq M

Approx. Gross Internal Area of the 1st floor:
662.09 Sq Ft - 61.51 Sq M
Approx. Gross Internal Area of the Entire Property:
1319.66 Sq Ft - 122.6 Sq M

All sizes and areas are approximate and for identification only. Not to scale.
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