

HoldenCopley

PREPARE TO BE MOVED

Gedling Road, Woodthorpe, Nottinghamshire NG5 6PD

Guide Price £330,000 - £340,000

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GUIDE PRICE: £330,000 - £340,000

DETACHED FAMILY HOME...

Enjoying a sought after position in the ever popular area of Arnold, this immaculately presented detached family home provides spacious, stylish and versatile accommodation. Arranged over two floors and benefits from high quality touches throughout. The property also enjoys a most advantageous position standing back from the road with a longer than average driveway providing off street parking for multiple vehicles and access to the garage.

This fabulous home is certain to impress all that view so do not hesitate to book your viewing now! To the ground floor is an entrance hall, a W/C, a spacious living room and a modern kitchen diner with double doors opening out to the conservatory. The first floor carries four good sized bedrooms serviced by a three-piece bathroom suite. Outside to the rear of the property is a private enclosed south-facing garden.

MUST BE VIEWED





- Detached House
- Four Bedrooms
- Spacious Living Room
- Modern Kitchen Diner
- Conservatory
- Bathroom & Ground Floor W/C
- Well Presented
- Driveway & Garage
- South-Facing Garden
- Sought After Location





GROUND FLOOR

Entrance Hall

The entrance hall has carpeted flooring, two radiators, a UPVC double glazed window to the front elevation and provides access into the accommodation

Living Room

11'5" x 20'4" (3.5 x 6.2)
The living room has a UPVC double glazed window to the front elevation, carpeted flooring, two radiators, a feature fireplace with a decorative surround, a TV point and a sliding patio door to the rear garden

Kitchen / Diner

9'2" x 20'0" (2.8 x 6.1)
The kitchen has a range of fitted gloss base and wall units with worktops, a stainless steel sink with a movable mixer tap and drainer, plinth lighting, space for a range cooker, an extractor fan and glass splash back, an integrated dishwasher, space and plumbing for a washing machine, space for a fridge freezer, tile effect flooring, partially tiled walls, space for a dining table, a radiator, a UPVC double glazed window to the rear elevation, a single door providing side access and double French doors leading into the conservatory

Conservatory

12'1" x 9'6" (3.7 x 2.9)
The conservatory has wood effect flooring, a range of full length UPVC double glazed windows to the rear elevation and double French doors opening out to the rear garden

W/C

6'6" x 2'11" (2.0 x 0.9)
This space has a low level dual flush W/C, a wall mounted wash basin, a radiator, a wall mounted consumer unit and a UPVC double glazed obscure window to the side elevation

FIRST FLOOR

Landing

The landing has a UPVC double glazed window to the front elevation, carpeted flooring, a radiator, access to the loft with lighting and provides access to the first floor accommodation

Bedroom One

13'1" x 12'1" (4.0 x 3.7)
The main bedroom has a UPVC double glazed window to the rear elevation, carpeted flooring and a radiator

Bedroom Two

9'2" x 10'9" (2.8 x 3.3)
The second bedroom has a UPVC double glazed window to the rear elevation, carpeted flooring, a radiator and an in-built cupboard

Bedroom Three

8'10" x 9'2" (2.7 x 2.8)
The third bedroom has a UPVC double glazed window to the rear elevation, carpeted flooring and a radiator

Bedroom Four

11'9" x 6'10" (3.6 x 2.1)
The fourth bedroom has a UPVC double glazed window to the front elevation, carpeted flooring and a radiator

Bathroom

6'2" x 5'10" (1.9 x 1.8)
The bathroom has a low level dual flush W/C, a pedestal wash basin, a panelled bath with a wall mounted shower fixture, a shower screen, partially tiled walls, tiled flooring, a chrome heated towel rail and a UPVC double glazed obscure window to the side elevation

OUTSIDE

Front

To the front of the property is a driveway, gravelled areas, access into the garage and gated access to the rear garden

Garage

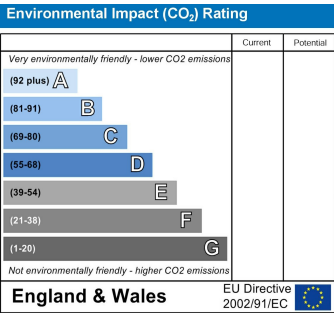
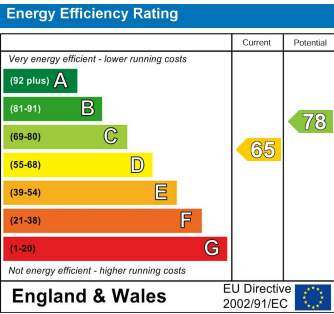
Rear

To the rear of the property is a private enclosed south-facing garden with a natural sandstone patio area, a lawn, rockery, a range of mature trees, plants and shrubs, security lighting and fence panelling

DISCLAIMER

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Approx. Gross Internal Area of the Ground floor:
635.07 Sq Ft - 59 Sq M

Approx. Gross Internal Area of the Entire Property:
1154.64 Sq Ft - 107.27 Sq M

All sizes and areas are approximate and for identification only. Not to scale.
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Approx. Gross Internal Area of the 1st floor:
519.57 Sq Ft - 48.27 Sq M

Approx. Gross Internal Area of the Entire Property:
1154.64 Sq Ft - 107.27 Sq M

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