

HoldenCopley

PREPARE TO BE MOVED

Mansfield Road, Woodthorpe, Nottinghamshire NG5 3FH

£650,000

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****HoldenCopley will be hosting an open house at this property on Saturday 14th September 11am - 1pm. Please contact our office to notify us of your intention to attend****

YOUR FOREVER FAMILY HOME...

This handsome and imposing detached family residence is situated in a highly sought after and popular location. The property offers an abundance of space throughout and offers huge potential making it a fantastic home for any growing family. Occupying a generous plot with two sets of double gates accessed via Marlborough Road. To the ground floor there is a grand entrance hall, a modern kitchen, three reception rooms, a large conservatory and a shower room.

The first floor carries four good sized bedrooms serviced by two shower room suites and upstairs on the second floor is an additional shower room suite and a further three bedrooms, all benefiting from under eaves storage.

Outside to the front is a driveway and a double garage, providing ample off road parking for many vehicles and to the rear is a private enclosed tiered garden.

This property must be viewed to be fully appreciated!

MUST BE VIEWED





- Detached House
- Seven Bedrooms
- Modern Kitchen
- Three Reception Rooms
- Large Conservatory
- Four Shower Rooms
- Gated Driveway & Garage
- Private Enclosed Garden
- Sought After Location
- Must Be Viewed





GROUND FLOOR

Porch

The porch has double glazed windows, tiled flooring, a radiator and provides access into the accommodation

Family Room

21'5" x 17'7" (6.54 x 5.36)

The family room has double glazed windows, a TV point, two radiators, a wall heater, a storage cupboard, tiled flooring and a sliding patio door leading into the conservatory

Dining Room/Bedroom

15'7" x 12'3" (4.75 x 3.75)

This room has a feature fireplace with a decorative mantelpiece, a double glazed bay window and a radiator

Kitchen

14'3" x 9'8" (4.36 x 2.95)

The kitchen has a range of base and wall units with roll top work surfaces and an island, a sink with mixer taps and drainer, a range cooker, tiled walls, tiled flooring, a double glazed window and a double glazed door leading into the conservatory

Conservatory

21'1" x 16'3" (6.44 x 4.97)

The conservatory has tiled flooring, a wall heater, wall light points, double glazed windows and double french doors opening out to the garden

Entrance Hall

12'7" x 9'8" (3.84 x 2.95)

This space has a double glazed window, a radiator and wall light points

Living Room

17'4" x 14'2" (5.29 x 4.32)

The living room has a double glazed bay window, wall light points, a radiator, a TV point and a feature fireplace with a decorative mantelpiece

Shower Room

11'4" x 5'6" (3.46 x 1.68)

This room has a low level flush WC, a hand wash basin with storage space, a walk in shower, a heated towel rail, part tiled walls and two double glazed windows

Front Porch

The front porch has a double glazed window, a radiator and access into the accommodation

FIRST FLOOR

Landing

The landing has double glazed windows, a radiator and provides access to the first floor accommodation

Bedroom Four

16'0" x 13'9" (4.90 x 4.21)

The fourth bedroom has a double glazed window, a radiator, built in wardrobes, built in storage cupboards, wall light points and a decorative mantelpiece

Bedroom Five

15'7" x 12'0" (4.76 x 3.67)

The fifth bedroom has a double glazed bay window, a radiator and a ceiling fan

Bedroom Six

12'0" x 11'5" (3.66 x 3.50)

The sixth bedroom has a double glazed window and a radiator

Bedroom Seven

10'9" x 10'4" (3.28 x 3.15)

The seventh bedroom has a double glazed window and a radiator

Shower Room Two

8'6" x 5'0" (2.60 x 1.54)

The second shower room has a low level flush WC, a hand wash basin, a bidet, a walk in shower, a radiator, spotlights on the ceiling, part tiled walls and two double glazed windows

Shower Room Three

12'9" x 5'11" (3.90 x 1.81)

The third shower room has a low level flush WC, a hand wash basin, a bidet, a walk in shower, part tiled walls, a radiator, spotlights on the ceiling, storage cupboards and two double glazed windows

SECOND FLOOR

Landing Two

The second landing has a double glazed window and provides access to the first floor accommodation

Bedroom Two

16'7" x 9'2" (5.08 x 2.80)

The second bedroom has a double glazed window, a radiator and under eaves storage

Master Bedroom

17'2" x 13'8" (5.25 x 4.19)

The main bedroom has two double glazed windows, a radiator and under eaves storage

Bedroom Three

15'9" x 9'4" (4.81 x 2.85)

The third bedroom has a double glazed window, a radiator and under eaves storage

Shower Room Four

10'2" x 5'3" (3.11 x 1.61)

The fourth shower room has a low level flush WC, a hand wash basin, a bidet, a walk in shower, a radiator, tiled walls and a double glazed window

OUTSIDE

Front

To the front of the property is a paved driveway with gated access and a double garage, providing ample off road parking for multiple vehicles

Rear

To the rear of the property is a private enclosed garden with various patio seating areas, a lawn and a range of mature plants and shrubs

DISCLAIMER

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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