Holden Copley 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 I4th September IIam - Ipm. 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} " × 17^{7} " (6.54 × 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

 $15^{\circ}7'' \times 12^{\circ}3'' (4.75 \times 3.75)$

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

Kitchen

14°3" × 9°8" (4.36 × 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

 $2|^{1}|^{1} \times |6^{3}|^{1} (6.44 \times 4.97)$

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

 $12^{\circ}7'' \times 9^{\circ}8'' (3.84 \times 2.95)$

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

Living Room

 17^{4} " × 14^{2} " (5.29 × 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 " × 5*6" (3.46 × 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

 $16^{\circ}0" \times 13^{\circ}9" (4.90 \times 4.21)$

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

 $15^{\circ}7'' \times 12^{\circ}0'' (4.76 \times 3.67)$

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

Bedroom Six

 $12^{\circ}0" \times 11^{\circ}5" (3.66 \times 3.50)$

The sixth bedroom has a double glazed window and a radiator

Bedroom Seven

 $10^{\circ}9'' \times 10^{\circ}4'' (3.28 \times 3.15)$

The seventh bedroom has a double glazed window and a radiator

Shower Room Two

 $8^{\circ}6'' \times 5^{\circ}0'' (2.60 \times 1.54)$

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

 $12^{\circ}9'' \times 5^{\circ}11'' (3.90 \times 1.81)$

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

 $16^{\circ}7'' \times 9^{\circ}2'' (5.08 \times 2.80)$

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

Master Bedroom

17°2" z 13°8" (5.25 z 4.19)

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

Bedroom Three

 $15^{\circ}9'' \times 9^{\circ}4'' (4.81 \times 2.85)$

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

Shower Room Four

 10^{2} " × 5³" (3.11 × 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

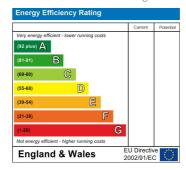
Rear

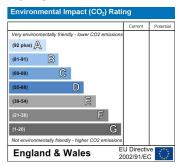
To the rear of the property is a private enclosed garden with various patio seating areas, a lawn and a range of mature plants and shrubs

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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.







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