

# HoldenCopley

PREPARE TO BE MOVED

Walsingham Road, Woodthorpe, Nottinghamshire NG5 4NR

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Guide Price £375,000 - £395,000

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### STUNNING FAMILY HOME...

This detached family home benefits from a rear single story extension, allowing for a stunning kitchen diner, ideal for any growing families looking for a property that offers spacious accommodation and is excellently presented throughout. The property also benefits from occupying a generous sized plot providing potential for a two storey side extension, allowing the new owners to put their own stamp on the property- subject to planning permission. Situated close to a range of local amenities such as shops, eateries and excellent transport links into Nottingham City Centre as well as benefitting from having leisure facilities close by such as Nuffield Health Club and Mapperley Golf Course. To the ground floor of the property is an entrance hall, a living room, a modern kitchen diner with integrated appliances and a ground floor WC, to the first floor of the property are three bedrooms serviced by a four piece family bathroom suite. Outside to the front of the property is a driveway to provide off road parking for two vehicles and access into the single garage, to the rear of the property is a private tiered garden with a lawn, a spacious deck, a garden shed and a large paved patio area, providing potential for further off road parking for up to three vehicles.

### MUST BE VIEWED







- Detached Home
- Three Bedrooms
- Modern Open Plan Kitchen/Family Room
- Four Piece Bathroom Suite
- Living Room
- Private Rear Garden
- Close To Local Amenities
- Well Presented
- Sought After Location
- Must Be Viewed











GROUND FLOOR

Entrance Hall

9'10" x 7'6" (3.0 x 2.3)

The entrance hall has carpeted flooring, coving to the ceiling, an in-built cupboard, a radiator, recessed LED spotlights, a UPVC double glazed obscure window to the side elevation and provides access into the accommodation

Living Room

11'9" x 11'9" (3.6 x 3.6)

The living room has carpeted flooring, coving to the ceiling, a feature fireplace with a decorative mantelpiece and a hearth, a TV point, a radiator and a UPVC double glazed window to the front elevation

WC

4'3" x 4'3" (1.3 x 1.3)

This space has tiled flooring, a low level flush WC, a corner wash basin with stainless steel mixer taps, a wall mounted boiler, recessed LED spotlights and a UPVC double glazed obscure windows to the side elevation

Dining Room

11'9" x 20'11" (3.6 x 6.4)

The dining room has laminate flooring, a TV point, a radiator, a UPVC double glazed window to the rear elevation, UPVC double glazed French doors to access the side of the property and is open plan to the kitchen

Kitchen

19'8" x 9'6" (6.0 x 2.9)

The kitchen has laminate flooring, a range of bespoke fitted base and wall units with fitted granite countertops with matching pull out ladders and a feature kitchen island, an undermount sink and a half with stainless steel mixer taps, an integrated fan oven and a microwave oven, an induction hob, an integrated dishwasher, an integrated washing machine, space for an American style fridge freezer, recessed LED spotlights, UPVC double glazed windows to the side and rear elevations and a UPVC door to access the rear of the property

FIRST FLOOR

Landing

The landing has carpeted flooring, coving to the ceiling, a UPVC double glazed obscure window to the side elevation, recessed spotlights and provides access to the first floor accommodation

Bedroom One

11'9" x 13'1" (3.6 x 4.0)

The main bedroom has carpeted flooring, a range of fitted wardrobes, a radiator and a UPVC double glazed window to the front elevation

Bedroom Two

11'9" x 11'9" (3.6 x 3.6)

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

Bedroom Three

7'2" x 8'2" (2.2 x 2.5)

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

Bathroom

7'2" x 8'6" (2.2 x 2.6)

The bathroom has a low level flush WC, two vanity unit wash basins with stainless steel mixer taps, wall mounted mirrored cabinets, a panelled bath, a shower enclosure with a wall mounted rainfall shower complete with chrome jets and fixtures, tiled effect fully panelled walls, a vertical radiator, recessed LED spotlights and UPVC double glazed obscure windows to the side and rear elevations

OUTSIDE

Front

To the front of the property is a block paved driveway to provide off road parking, a garden with a lawn and various plants, access into the garage and courtesy lighting

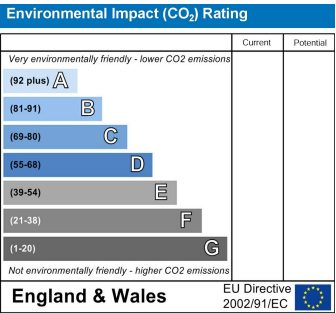
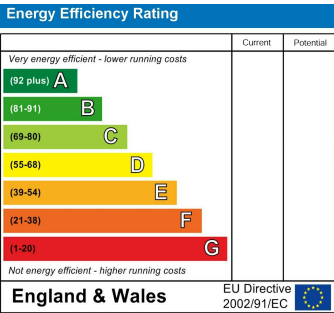
Rear

To the rear of the property is a private enclosed tiered garden with a large low maintenance paved seating area which could also be used as additional off road parking for up to three vehicles, a lawn, decked patio area, a garden shed, panelled fencing, various plants and shrubs, courtesy lighting, outdoor power socket, an outdoor tap and a feature outdoor fireplace - perfect for the cooler months.

DISCLAIMER

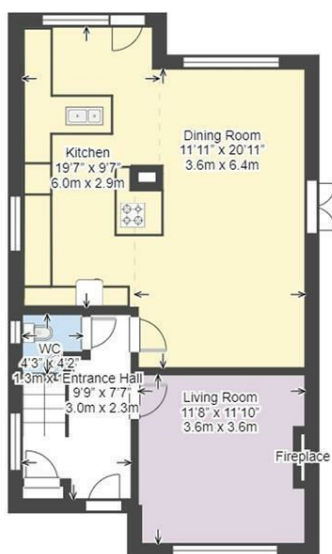
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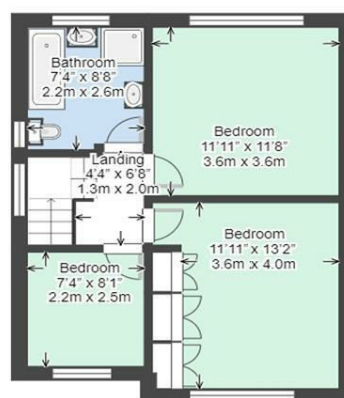
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Approx. Gross Internal Area of the Ground floor:  
**629.47 Sq Ft - 58.48 Sq M**  
Approx. Gross Internal Area of the Entire Property:  
**1083.39 Sq Ft - 100.65 Sq M**

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:  
**453.91 Sq Ft - 42.17 Sq M**  
Approx. Gross Internal Area of the Entire Property:  
**1083.39 Sq Ft - 100.65 Sq M**

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