

HoldenCopley

PREPARE TO BE MOVED

The Crescent, Woodthorpe, Nottinghamshire NG5 4FX

Guide Price £250,000

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GUIDE PRICE: £250,000 - £260,000

PERFECT FAMILY HOME

This traditional style detached house will make a fantastic home for any family buyer as it boasts spacious accommodation throughout and offers plenty of potential. Situated in a highly sought after location with easy access to local amenities, this type of property will normally sell very quickly therefore we strongly recommend an early viewing! To the ground floor there is a porch, entrance hallway, two reception rooms, a fitted kitchen, conservatory and a useful outhouse/utility room linking up the garage. The first floor has three bedrooms serviced by a family bathroom suite and a separate W/C. Outside to the front of the property is a driveway with access to the garage for ample off road parking and to the rear is a private enclosed garden.

MUST BE VIEWED





- Detached House
- Three Bedrooms
- Fitted Kitchen With Separate Utility
- Two Reception Rooms
- Bathroom & Separate W/C
- Storage Space
- Garage
- Driveway
- Private Enclosed Garden
- Sought After Location





GROUND FLOOR

Entrance Hall

The entrance hall is fronted by a double glazed UPVC porch with frosted glass and provides access to the accommodation

Dining Room

11'9" x 11'5" (3.6 x 3.5)

The dining room has a UPVC double glazed bay window, wood effect laminate flooring, coving to the ceiling and a radiator

Living Room

12'9" x 11'1" (3.9 x 3.4)

The living room has carpeted flooring, coving to the ceiling, an aerial point, a radiator, a decorative mantelpiece, two windows and access into the conservatory

Conservatory

17'0" x 5'6" (5.2 x 1.7)

The conservatory has three walls of UPVC double glazed windows, polycarbonate roof, wall light points, carpeted flooring and double patio doors leading out to the rear

Kitchen

10'5" x 7'6" (3.2 x 2.3)

The kitchen has a range of co-ordinating base and wall units with rolled edge work surfaces, a stainless steel sink and a half with mixer taps and drainer, an integrated oven with an electric hob and extractor fan, an integrated fridge, part tiled walls, vinyl flooring, a pantry, UPVC double glazed window and a wooden door leading into the outhouse and utility room

Utility Room

The utility room has base and wall units with rolled edge work surface, a stainless steel sink with mixer taps and drainer, space and plumbing for a washing machine, space for a tumble dryer, a range of windows, access to the front of the property and access to the rear

FIRST FLOOR

Landing

The landing has a window, carpeted flooring, a radiator, a loft hatch and provides access to the first floor accommodation

Master Bedroom

12'9" x 11'1" (3.9 x 3.4)

The main bedroom has a UPVC double glazed window, a radiator, coving to the ceiling and carpeted flooring

Bedroom Two

10'5" x 9'6" (3.2 x 2.9)

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

Bedroom Three

9'2" x 7'2" (2.8 x 2.2)

The third bedroom has a UPVC double glazed window, a radiator and carpeted flooring

Bathroom

7'2" x 6'6" (2.2 x 2.0)

The bathroom has a pedestal wash basin, a panelled bath with an overhead shower, a radiator, cupboards, an extractor fan, part tiled walls, vinyl flooring and a UPVC double glazed window

Separate WC

Located next to the bathroom, this room has a low level flush WC, vinyl flooring, part tiled walls and a UPVC double glazed window

OUTSIDE

Front

To the front of the property is a driveway, a garage and a brick garden surrounded by raised flowerbeds

Garage

17'0" x 8'10" (5.2 x 2.7)

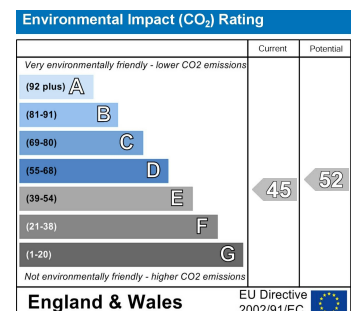
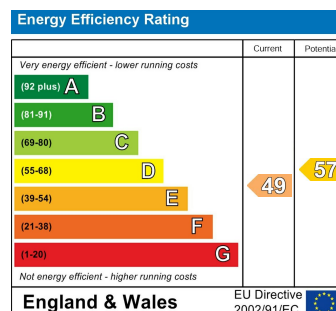
Rear

To the rear of the property is a private enclosed garden with patio and steps down to the lawn area where there is a range of mature plants and shrubs

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