

HoldenCopley

PREPARE TO BE MOVED

Coningsby Gardens East, Woodthorpe, Nottinghamshire NG5 4JY

Guide Price £300,000 - £325,000

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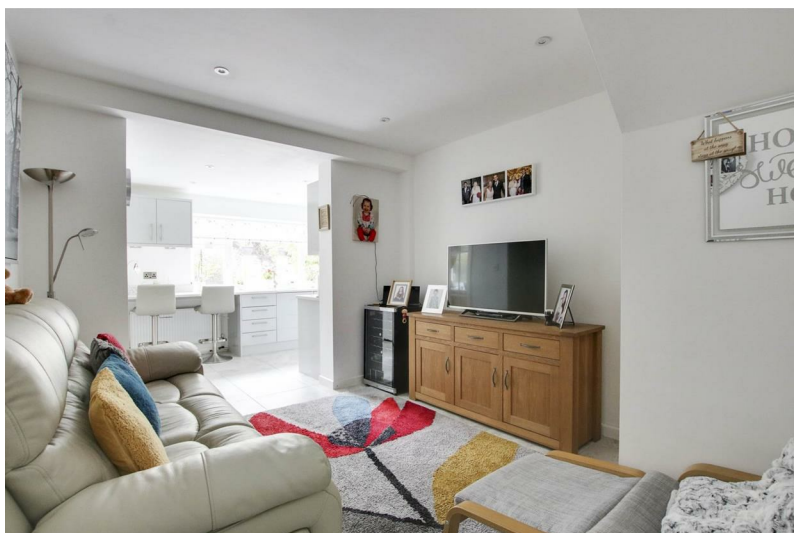
PERFECT FAMILY HOME...

This three bedroom detached house would make the perfect home for any family buyer as it is well presented and boasts a wealth of space throughout. The property is situated in a highly sought after location within close proximity to local amenities, Nottingham City Hospital, various schools and excellent transport links to the City Centre.

To the ground floor there is a porch, an entrance hall, a spacious lounge, a dining room, a lounge diner, a modern kitchen and a utility room. The first floor carries three bedrooms serviced by the four piece bathroom suite.

Outside to the front of the property is a driveway providing off road parking with access to the garage and to the rear is a private enclosed multi level garden with decking - perfect for entertaining!

MUST BE VIEWED





- Detached House
- Three Bedrooms
- Modern Kitchen
- Dining Room
- Spacious Lounge
- Lounge Diner
- Four Piece Bathroom Suite
- Private Enclosed Garden
- Freehold
- 360 Tour Available





GROUND FLOOR

Porch

4'11" x 3'11" (1.5 x 1.2)

The porch has a composite door that provides access into the accommodation

Entrance Hall

11'1" x 7'6" (3.4 x 2.3)

The porch has tiled flooring, a wall mounted radiator, an under stairs storage cupboard and an ached window to the front elevation

Hallway

11'1" x 7'6" (3.4 x 2.3)

Living Room

19'8" x 12'1" (6.0 x 3.7)

The living room has wooden flooring, a TV point, wall lighting, a feature fireplace with a a decorative surround and a hearth and a double glazed window to the front elevation

Dining Room

14'1" x 8'10" (4.3 x 2.7)

The dining room has wooden flooring, a wall mounted radiator, a double glazed window to the rear elevation and French doors to the kitchen

Lounge/Diner

13'1" x 11'1" (4.0 x 3.4)

The lounge diner has tiled flooring, a TV point, an under stairs storage cupboard and a wall mounted radiator

Kitchen

19'4" x 8'10" (5.9 x 2.7)

The kitchen has tiled flooring, a range of fitted base and wall units with Granite work surfaces, an integrated oven, an electric hob, an extractor fan, a Granite splashback, a fridge freezer, a sink and a half with a drainer and mixer taps, an in built breakfast bar with seating for two, LED spotlights a double glazed window and a single door to the rear elevation

Hallway Two

6'3" x 2'11" (1.93 x 0.90)

The second hallway has tiled flooring, and provides access to the Utility room and the garage

Utility

6'2" x 6'2" (1.9 x 1.9)

The utility has tiled flooring, a range of fitted base and wall units with rolled edge work surfaces, a washing machine, a tiled splashback, a low level flush W/C, a pedestal wash basin, an extractor fan and a wooden sliding door

FIRST FLOOR

Landing

7'6" x 4'7" (2.3 x 1.4)

The landing has carpeted flooring, a loft hatch, a double glazed window to the side elevation and provides access to the first floor accommodation

Master Bedroom

12'1" x 10'5" (3.7 x 3.2)

The main bedroom has wooden flooring, a wall mounted radiator and a double glazed window to the front elevation

Bedroom Two

15'1" x 9'10" (4.6 x 3.0)

The second bedroom has wooden flooring, a wall mounted radiator, in built wardrobes with over bed storage and a double glazed window to the rear elevation

Bedroom Three

10'9" x 6'6" (3.3 x 2.0)

The third bedroom has wooden flooring, an over stairs bulk head, a wall mounted boiler and a double glazed window to the front elevation

Bathroom

9'6" x 7'10" (2.9 x 2.4)

The bathroom has tiled flooring, a low level flush W/C, a pedestal wash basin, a corner bath, a shower enclosure, a bidet, tiled walls, LED spotlights, a wall mounted radiator, an extractor fan and a double glazed courtesy window to the rear elevation

OUTSIDE

Front

To the front of the property is a walled garden with a range of plants and shrubs, brick built steps, a hand rail and access to the garage

Garage

16'9" x 9'2" (5.12 x 2.81)

The garage has electrical points and lighting

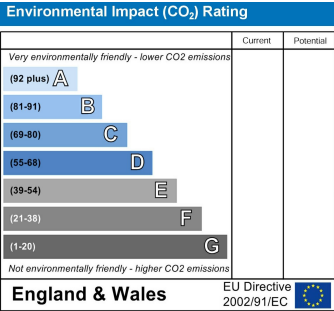
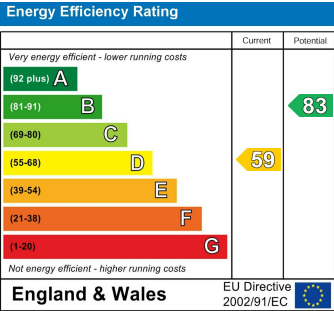
Rear

To the rear of the property is a multi level garden with a patio area, a lawn, a decking area, a range of plants and shrubs, a shed and fence panelling

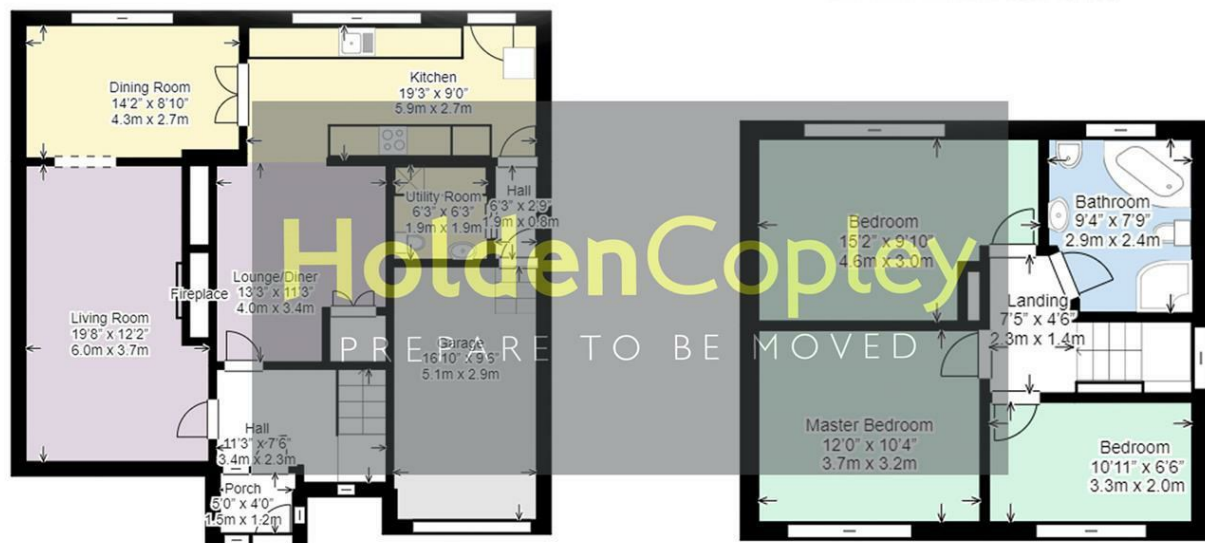
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Approx. Gross Internal Area of the Ground floor:
982.53 Sq Ft - 91.28 Sq M
Approx. Gross Internal Area of the Entire Property:
1436.12 Sq Ft - 133.42 Sq M

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:
453.59 Sq Ft - 42.14 Sq M
Approx. Gross Internal Area of the Entire Property:
1436.12 Sq Ft - 133.42 Sq M

All sizes and areas are approximate and for identification only. Not to scale.
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