

# HoldenCopley

PREPARE TO BE MOVED

Walsingham Road, Woodthorpe, Nottinghamshire NG5 4NR

---

Guide Price £290,000 - £320,000

Walsingham Road, Woodthorpe, Nottinghamshire NG5 4NR



GUIDE PRICE £290,000-£300,000

LOCATION, LOCATION, LOCATION...

This renovated three bedroom detached house would make the perfect purchase for any family buyer as it offers plenty of space and is exceptionally well presented throughout. The property is situated in a sought after location with easy access to local amenities, excellent transport links and within the catchment area for schools such as Ernehale Infant School, Ernehale Junior School and Arnold Hill Academy.

To the ground floor there is an entrance hall, a spacious lounge, a modern kitchen diner, a utility room and a W/C.

The first floor carries three bedrooms serviced by the four piece bathroom suite.

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

MUST BE VIEWED





- Detached House
- Three Bedrooms
- Modern Kitchen Diner
- Spacious Lounge
- Four Piece Bathroom Suite
- Multi Level Garden
- Garage
- Driveway
- Freehold
- 360 Virtual Tour Available





GROUND FLOOR

**Porch**  
7'2" x 2'7" (2.2 x 0.8)

**Entrance Hall**  
10'9" x 7'2" (3.3 x 2.2)

The entrance hall has wood effect laminate flooring, a wall mounted radiator, wall lighting, a double glazed window and a UPVC door providing access into the accommodation

**Living Room**  
12'5" x 11'5" (3.8 x 3.5)

The living room has wood effect laminate flooring, a wall mounted radiator, a TV point, wall lighting, coving to the ceiling and a double glazed window to the front elevation

**Kitchen / Diner**  
19'4" x 11'9" (5.9 x 3.6)

The kitchen diner has wood effect laminate flooring, a range of fitted base and wall units with rolled edge work surfaces and a breakfast bar with seating for two chairs, a space for an oven, an extractor fan, a tiled splashback, an integrated dishwasher, a sink and a half with a drainer and mixer taps, part wood panelled walls, a wall mounted radiator, a TV point, LED spotlights, coving to the ceiling, sliding patio doors and two double glazed windows to the rear and side elevations

**Pantry**  
6'2" x 4'9" (1.88 x 1.45)

**Utility Room**  
6'2" x 5'10" (1.9 x 1.8)

The utility room has wood effect laminate flooring, a fridge freezer, a space and plumbing for a washing machine, a space for a tumble dryer, a wall mounted radiator and a UPVC door to the garden

**W/C**  
5'2" x 1'11" (1.6 x 0.6)

This space has a low level flush W/C, a floating wash basin, part tiled walls, a double glazed window to the rear elevation and a bi-folding door

FIRST FLOOR

**Landing**  
8'6" x 4'3" (2.6 x 1.3)

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**  
12'5" x 11'1" (3.8 x 3.4)

The main bedroom has carpeted flooring, a wall mounted radiator, coving to the ceiling, LED spotlights and a double glazed window to the front elevation

**Bedroom Two**  
11'1" x 10'5" (3.4 x 3.2)

The second bedroom has carpeted flooring, a TV point, a wall mounted radiator and a double glazed window to the rear elevation

**Bedroom Three**  
8'6" x 7'6" (2.6 x 2.3)

The third bedroom has carpeted flooring, an in built cupboard with overhead storage, a wall mounted radiator, coving to the ceiling and a double glazed window to the front elevation

**Bathroom**  
8'2" x 7'6" (2.5 x 2.3)

The bathroom has tiled flooring, a low level flush W/C, a pedestal wash basin, a bath with a handheld shower head, a shower enclosure, a chrome heated towel rail, part tiled walls and a double glazed window to the side elevation

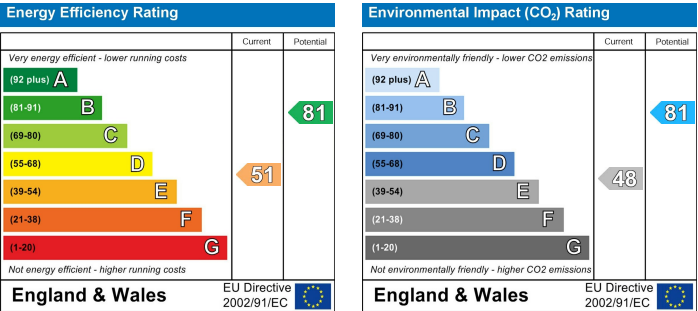
OUTSIDE

**Front**  
To the front of the property there is a walled block paved driveway with a courtesy light and gated access to the rear

**Garage**  
There is a single garage with electrical points and lighting

**Rear**  
To the rear of the property is a multi level garden with artificial grass, a lawn, a decking area, a range of plants and shrubs, paving, a wooden shed and fence panelling

DISCLAIMER



Walsingham Road, Woodthorpe, Nottinghamshire NG5 4NR



Approx. Gross Internal Area of the Ground floor:  
**489.54 Sq Ft - 45.48 Sq M**  
Approx. Gross Internal Area of the Entire Property:  
**909.34 Sq Ft - 84.48 Sq M**

All sizes and areas are approximate and for identification only. Not to scale.  
© Holden Copley 2020

Approx. Gross Internal Area of the 1st floor:  
**419.79 Sq Ft - 39 Sq M**  
Approx. Gross Internal Area of the Entire Property:  
**909.34 Sq Ft - 84.48 Sq M**

All sizes and areas are approximate and for identification only. Not to scale.  
© Holden Copley 2020

**0115 8969 800**

**26 High Street, Arnold, Nottinghamshire, NG5 7DZ**

**sales@holdencopley.co.uk**

**www.holdencopley.co.uk**

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.