

# HoldenCopley

PREPARE TO BE MOVED

Park Avenue, Woodborough, Nottinghamshire NG14 6EB

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Guide Price £400,000



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GUIDE PRICE £400,000 - £425,000

### BURSTING WITH CHARACTER...

This substantial semi-detached house is situated in a highly desirable location of Woodborough, surrounded by the stunning countryside and having direct access to fabulous country walks right on your doorstep whilst still being within close proximity to local schools, transport links, shops, restaurants and pubs! This property benefits from a range of new and original features throughout including exposed beams on the ceiling, feature fireplaces and much more whilst offering spacious accommodation throughout. To the ground floor is an entrance hall, a dining room, a breakfast kitchen and a utility room complete with a good-sized living room open plan to the garden room. The first floor offers three double bedrooms serviced by a four-piece bathroom suite and upstairs on the second floor is a further bedroom. Outside there are generous sized gardens wrapping around the property complete with ample off-road parking.

MUST BE VIEWED







- Semi-Detached House
- Four Bedrooms
- Three Reception Rooms
- Breakfast Kitchen With Separate Utility Room
- Four-Piece Bathroom Suite
- Generous Sized Gardens
- Versatile Summer House With Power
- Ample Off-Road Parking
- Sought After Location
- Must Be Viewed











GROUND FLOOR

Entrance Hall

The entrance hall has carpeted flooring, a radiator and a single UPVC door providing access into the accommodation

Dining Room

13'1" x 11'2" (3.99m x 3.41m)  
The dining room has a dual aspect UPVC double glazed window to the front and side elevation, carpeted flooring, a picture rail, a feature fireplace with a decorative surround and a radiator

Kitchen

12'6" x 9'10" (3.82m x 3.01m)  
The kitchen has a range of fitted base and wall units with worktops and a breakfast bar, under cabinet lighting, a sink and a half with a swan neck mixer tap and drainer, an integrated oven with a gas hob and extractor fan, a radiator, partially tiled walls, wooden flooring, recessed spotlights, a UPVC double glazed window to the side elevation and a UPVC stable style door to access the side garden

Utility Room

9'11" x 8'0" (3.04m x 2.45m)  
The utility room has a range of fitted base and wall units with worktops, a circular stainless steel sink with mixer taps and drainer, space and plumbing for a washing machine, space for a tumble dryer, space for a fridge freezer, a radiator, a low level flush W/C, wood flooring, partially tiled walls and a UPVC double glazed window to the rear elevation

Living Room

15'11" x 11'11" max (4.87m x 3.64m max)  
The living room has carpeted flooring, exposed beams on the walls and the ceiling, a TV point, a feature fireplace with a decorative surround, a UPVC double glazed window to the front elevation, a radiator and open plan to the garden room

Garden Room

14'9" x 7'9" (4.52m x 2.38m)  
The garden room has oak effect flooring, a radiator, two Velux windows, UPVC double glazed windows to the rear elevation and double French doors opening out to the rear garden

FIRST FLOOR

Landing

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

Bedroom One

14'4" x 11'2" max (4.38m x 3.42m max)  
The main bedroom has two UPVC double glazed windows to the front elevation, wood-effect flooring, a radiator and floor to ceiling fitted wardrobes

Bedroom Two

13'3" x 9'6" (4.04m x 2.92m)  
The second bedroom has two UPVC double glazed windows to the front and rear elevation, wood-effect flooring and a radiator

Bedroom Three

9'11" x 9'10" max (3.03 x 3.02 max)  
The third bedroom has a UPVC double glazed window to the rear elevation, carpeted flooring, a dado rail, an in-built cupboard and a radiator

Bathroom

8'11" x 5'11" (2.72m x 1.82m)  
The bathroom has a low level flush W/C, a pedestal wash basin, a shower enclosure with a mains-fed shower, a panelled bath, panelled walls, tiled flooring, a radiator and a UPVC double glazed obscure window to the rear elevation

SECOND FLOOR

Upper Landing

The upper landing has a UPVC double glazed window to the side elevation, carpeted flooring and provides access to the second floor accommodation

Bedroom Four

19'10" x 8'11" max (6.05m x 2.74m max)  
The fourth bedroom has two UPVC double glazed windows to the front and rear elevation, carpeted flooring, eaves storage and a radiator

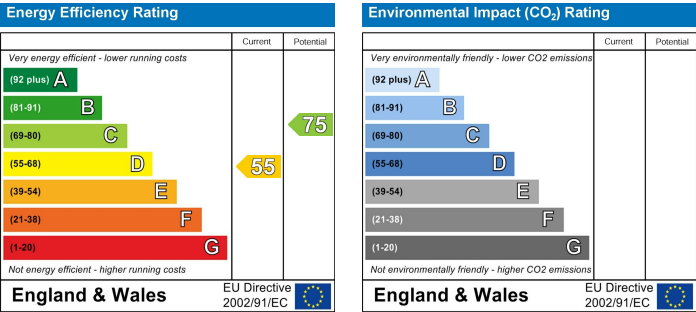
OUTSIDE

To the front of the property is a lawned garden with a range of plants and shrubs, outdoor lighting and a driveway with gated access. To the rear of the property is a private enclosed low maintenance garden with a patio area, a range of decorative plants and shrubs, a green house, a vegetable plot, a summer house benefiting from power points, raised planters, outdoor lighting, fence panelling and gated access

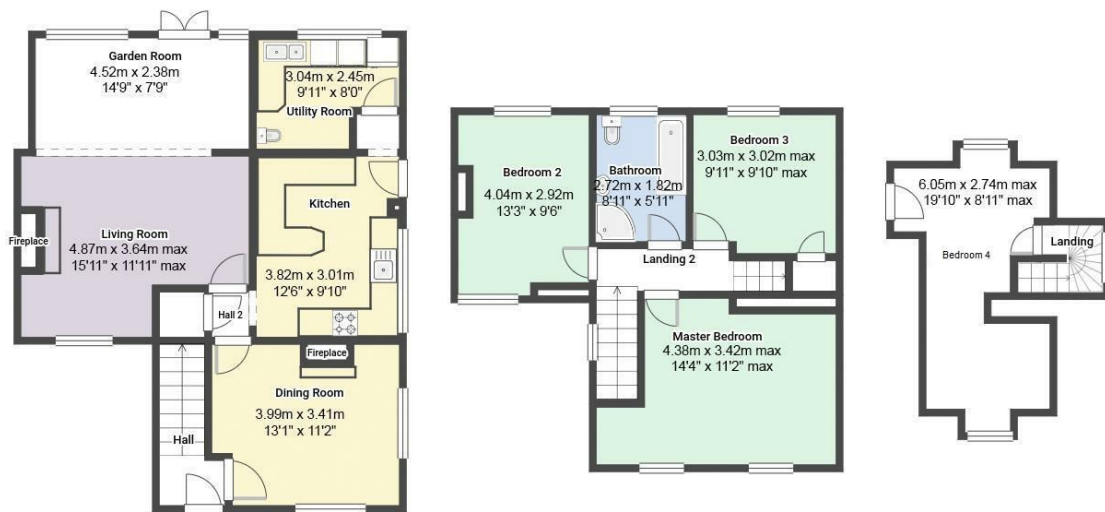
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only. They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.  
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