

# HoldenCopley

PREPARE TO BE MOVED

Patterdale Road, Woodthorpe, Nottinghamshire NG5 4LR

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Asking Price £370,000



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EXCEPTIONALLY WELL PRESENTED THROUGHOUT...

This traditional three bedroom detached house would be the perfect purchase for any family buyer as the property offers spacious accommodation whilst being exceptionally well presented and decorated throughout. This property is situated on a quiet road within a sought after location just a stone's throw away from various local amenities, excellent schools and easy access to both Arnold High Street and Mapperley Top, host to a range of shops, eateries and main bus links into the City Centre. To the ground floor is an entrance hall, two reception rooms, a fitted kitchen with a pantry cupboard and a separate utility complete with access into the integral garage. The first floor offers two large double bedrooms and a single bedroom serviced by a modern bathroom suite. Outside to the front is a driveway and to the rear is a generous sized private garden benefiting from plenty of sun exposure throughout the day!

MUST BE VIEWED







- Traditional Detached House
- Three Bedrooms
- Fitted Kitchen With Pantry Cupboard
- Separate Utility / Lean-To
- Two Reception Rooms With Bay Windows
- Modern Three-Piece Bathroom Suite
- Generous Sized Private Garden
- Off Road Parking & Garage
- Sought After Location
- Must Be Viewed











GROUND FLOOR

Entrance Hall

14'9" x 5'10" (4.5 x 1.8)

The entrance hall has carpeted flooring, a radiator, a picture rail, an in-built cupboard, UPVC double glazed obscure windows to the front elevation and a UPVC door providing access into the accommodation

Living Room

15'5" x 12'9" (4.7 x 3.9)

The living room has a UPVC double glazed stained glass bay window to the front elevation, laminate flooring, a dado rail, coving to the ceiling, a TV point, a radiator and a cast iron fireplace with a Louis style feature surround

Dining Room

12'9" x 14'1" (3.9 x 4.3)

The dining room has a UPVC double glazed bay window to the rear elevation, laminate flooring, coving to the ceiling, a picture rail, wall light fixtures, a radiator and a feature fireplace

Kitchen

9'2" x 14'1" (2.8 x 4.3)

The kitchen has a range of fitted base and wall units with rolled edge worktops, a stainless steel sink with mixer taps and drainer, an integrated oven with an electric hob and extractor fan, an integrated dishwasher, space for an under counter fridge, tiled flooring, a radiator, an in-built under stair pantry cupboard, tiled splashback, a UPVC double glazed window to the rear elevation and a single UPVC door to the lean-to / utility room

Utility

7'2" x 12'5" (2.2 x 3.8)

This space has laminate flooring, a radiator, space and plumbing for a washing machine, a wall mounted boiler, a polycarbonate roof, UPVC double glazed windows to the front, side and rear elevation, a single UPVC door to the garage and a single UPVC door opening out to the rear garden

Garage

15'8" x 7'2" (4.8 x 2.2)

The garage has power points, lighting and double doors providing front access

FIRST FLOOR

Landing

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

Bedroom One

17'8" x 17'8" (5.4 x 5.4)

The main bedroom has a UPVC double glazed stained glass bay window to the front elevation, laminate flooring, a picture rail, coving to the ceiling, a radiator and an original open fireplace with a tiled hearth

Bedroom Two

15'1" x 15'1" (4.6 x 4.6)

The second bedroom has a UPVC double glazed bay window to the rear elevation, laminate flooring, coving to the ceiling, a radiator and fitted floor to ceiling wardrobes with overhead storage cupboards

Bedroom Three

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

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

Bathroom

7'6" x 8'10" (2.3 x 2.7)

The bathroom has a low level flush W/C, a pedestal wash basin, a 'P' shaped bath with an overhead mains-fed shower and shower screen, in-built cupboards, tiled flooring, partially tiled walls, a radiator, access to the loft and two UPVC double glazed obscure windows to the rear elevation

OUTSIDE

Front

To the front of the property is a lawned area with a range of plants and shrubs, a driveway, access into the garage and a storm porch providing access to the entrance of the house

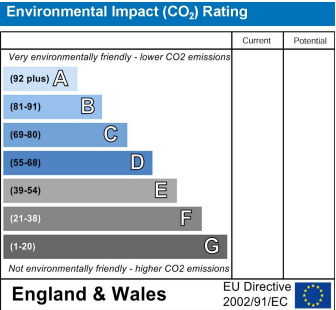
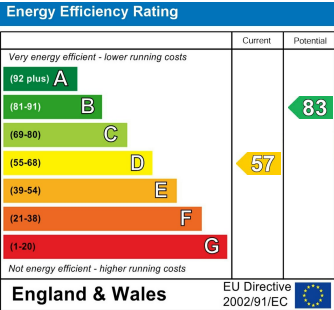
Rear

To the rear of the property is a private enclosed west-facing garden with a seating area, a lawn, a range of mature trees, plants and shrubs, a shed, an outdoor tap, courtesy lighting, fence panelling and gated access

DISCLAIMER

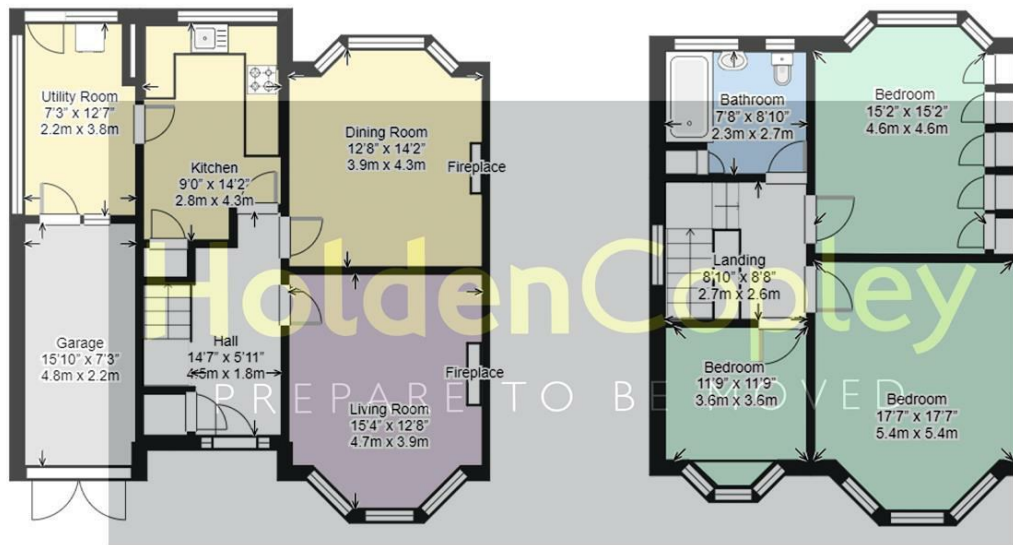
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Approx. Gross Internal Area of the Ground floor:  
**783.07 Sq Ft - 72.75 Sq M**  
Approx. Gross Internal Area of the Entire Property:  
**1348.4 Sq Ft - 125.27 Sq M**

Approx. Gross Internal Area of the 1st floor:  
**565.32 Sq Ft - 52.52 Sq M**  
Approx. Gross Internal Area of the Entire Property:  
**1348.4 Sq Ft - 125.27 Sq M**

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