

# HoldenCopley

PREPARE TO BE MOVED

Wensley Road, Woodthorpe, Nottinghamshire NG5 4JU

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Guide Price £375,000



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GUIDE PRICE £375,000 - £400,000.

### SPACIOUS DETACHED HOUSE...

We are pleased to present to the market this three bedroom detached house as it benefits from being well-presented throughout and offers spacious accommodation, perfect for a range of buyers! This property is situated on a highly regarded tree lined location within close proximity to outstanding local schools, local amenities, eateries and great transport links. To the ground floor is a porch, an entrance hall, a bay-fronted dining room, a spacious living room, a fitted kitchen and a W/C. The first floor carries three bedrooms serviced by a three-piece bathroom suite, To the front of the property is a driveway providing off-road parking and to the rear is a large private enclosed with a well-maintained lawn, a paved seating area and a shed.

MUST BE VIEWED







- Detached House
- Three Bedrooms
- Bay-Fronted Dining Room
- Spacious Living Room
- Fitted Kitchen
- Three-Piece Bathroom Suite
- Large Private Enclosed Garden
- Off-Road Parking
- Popular Location
- Must Be Viewed











GROUND FLOOR

Porch

The porch has patterned tiled flooring and a single UPVC door providing access into the accommodation

Entrance Hall

6'7" x 12'4" (2.03m x 3.77m )

The entrance hall has hardwood flooring, carpeted stairs, an under-stair storage cupboard, a radiator, two obscure windows to the front elevation and a single wooden door with a stained glass insert

Dining Room

12'10" x 12'4" (3.92m x 3.78m)

The dining room has carpeted flooring, a dining room, a radiator and a UPVC double glazed bay window to the front elevation

Living Room

11'2" x 15'7" (3.42m x 4.75m)

The living room has hardwood flooring, a feature fireplace with a decorative surround, a TV point, two radiators, a picture rail and UPVC French doors providing access to the rear garden

Kitchen

13'3" x 19'9" max (4.05m x 6.04m max)

The kitchen has a range of fitted base and wall units with worktops, a ceramic sink and a half with a drainer and a mixer tap, space for an oven, an extractor hood, space for a fridge freezer, space and plumbing for a dishwasher, space and plumbing for a washing machine and tumble dryer, tiled splashback, space for a dining table, a radiator, tiled flooring, recessed spotlights, a UPVC double glazed window to the rear elevation, a single UPVC door and double French doors providing access to the rear garden

W/C

3'1" x 4'8" (0.96m x 1.44m)

This space has a low level dual flush W/C, a wall-mounted wash basin, tiled splashback, a radiator, tiled flooring and a UPVC double glazed obscure window to the front elevation

FIRST FLOOR

Landing

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

Bedroom One

15'11" x 12'9" (4.86m x 3.91m )

The main bedroom has carpeted flooring, a radiator and a UPVC double glazed bay window to the front elevation

Bedroom Two

11'9" x 12'8" (3.60m x 3.88m)

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

Bedroom Three

10'4" x 6'7" (3.15m x 2.03m)

The third bedroom has carpeted flooring, an in-built storage cupboard, a loft hatch, a radiator and a UPVC double glazed window to the front elevation

Bathroom

The bathroom has a low level flush W/C, a bidet, a pedestal wash basin, a shower enclosure with a waterfall style and hand-held shower fixture, a glass shower screen, a radiator, partially tiled walls, tiled flooring and two UPVC double glazed obscure windows to the side elevation

OUTSIDE

Front

To the front of the property is a driveway providing access for multiple cars and gated access to the rear garden

Rear

To the rear of the property is a large private enclosed garden with a well-maintained lawn, a stone paved seating area, a shed, decorative plants and shrubs, courtesy lighting, an outdoor tap and panelled fencing

DISCLAIMER

Council Tax Band Rating - Gedling Borough Council - Band D

This information was obtained through the directgov website.

HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

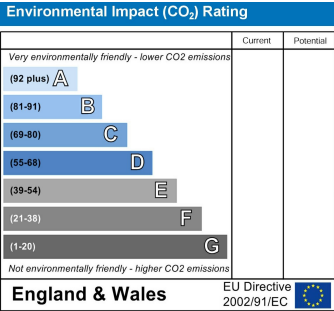
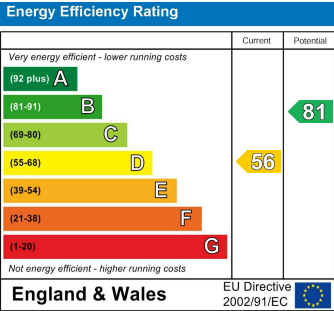
The vendor has advised the following:

Property Tenure is Freehold

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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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