

# HoldenCopley

PREPARE TO BE MOVED

Longridge Road, Woodthorpe, Nottinghamshire NG5 4LX

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Guide Price £300,000 - £325,000



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NO UPWARD CHAIN...

Welcome to this charming two-bedroom detached-bungalow, a true gem nestled within a community brimming with convenience and connectivity and would appeal to anyone looking to downsize and enjoy being all on one level accommodation. This property boasts spacious accommodation, which invites you into a warm and inviting living area. Continuing through, you will discover a stylish conservatory, venturing back into the light and airy hallway you will find a fitted kitchen that is sure to be the heart of the home, as well as two double bedrooms benefiting from a nicely decorated bathroom suite. Stepping outside, the property boasts a convenient driveway at the front providing hassle-free off-road parking. The enclosed rear garden is a tranquil haven, featuring a lawned area that is surrounded by a range of shrubs and planters. It is a perfect retreat for gardening enthusiasts, or for simply enjoying the great outdoors in the comfort of your own space.

MUST BE VIEWED







- Detached Bungalow
- Two Double Bedrooms
- Spacious Living Room
- Fitted Kitchen
- Conservatory
- Three-Piece Bathroom Suite
- Off-Street Parking
- Well Maintained Gardens
- Close To Local Amenities
- Must Be Viewed











ACCOMDATION

Entrance Hall

14\*5" x 9\*2" (4.40 x 2.80)  
The entrance hall has wood-effect flooring, a radiator, an in-built cupboard, coving to the ceiling, two UPVC double glazed obscure windows, and a UPVC double glazed door providing access into the accommodation.

Living Room

22\*9" x 12\*2" (6.95 x 3.73)  
The living room has a UPVC double glazed bay window to the front elevation, two radiators, coving to the ceiling, carpeted flooring, a TV point, a feature fireplace and double French doors opening out into the conservatory.

Conservatory

20\*3" x 12\*2" (6.19 x 3.71)  
The conservatory has tiled-effect flooring, a radiator, wall mounted light fixtures, double glazed window surrounding, double glazed roof and double French doors opening out to the rear garden.

Kitchen

13\*6" x 10\*10" (4.13 x 3.31)  
The kitchen has a range of fitted base and wall units with worktops and a breakfast bar, a undermount sink with a mixture tap and draining grooves, an integrated oven, a five ring gas hob and extractor fan, recessed spotlights, an in-built cupboard, tiled-effect flooring, a UPVC double glazed window to the rear elevation and a UPVC double glazed door opening out to the rear garden.

Master Bedroom

11\*11" x 11\*11" (3.64 x 3.64)  
The main bedroom has two UPVC double glazed windows to the front and side elevation, two radiators, coving to the ceiling, a range of fitted furniture including wardrobes, bedside units, an in-built wardrobe and carpeted flooring.

Bathroom

7\*7" x 6\*2" (2.32 x 1.88)  
The bathroom has two UPVC double glazed obscure windows to the side elevation, a low level W/C, a pedestal wash basin, a wood-panelled bath with overhead electrical shower attachment, a radiator, recessed spotlights, partially tiled walls and vinyl flooring.

Bedroom Two

11\*11" x 9\*5" (3.64 x 2.88)  
The second bedroom has a UPVC double glazed window to the rear elevation, coving to the ceiling, a radiator, an fitted mirrored sliding door wardrobe, a radiator and carpeted flooring.

OUTSIDE

Front

To the front of the property is a gated driveway providing access to the garage and a pathway to the front of the property with a range of shrubs.

Rear

To rear of the property is a private enclosed garden, an outside tap, outside lights a shed, a patio area and a lawn surrounded by a range of plants and shrubs.

DISCLAIMER

Council Tax Band Rating - Gedling Borough Council - Band D

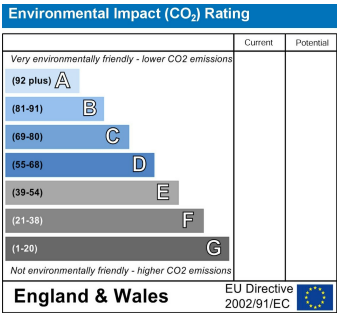
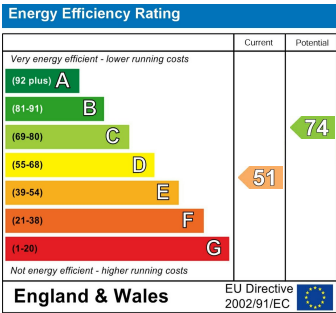
This information was obtained through the direct gov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

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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