

HoldenCopley

PREPARE TO BE MOVED

Weaverthorpe Road, Woodthorpe, Nottinghamshire NG5 4PU

Guide Price £325,000

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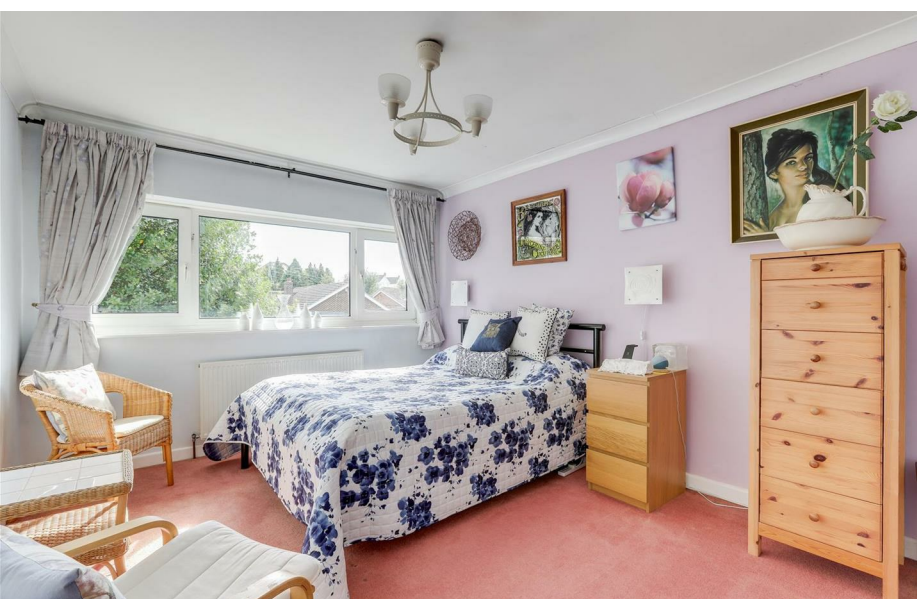
GUIDE PRICE £325,000 - £350,000

LOCATION, LOCATION, LOCATION...

This detached family home is positioned in the highly sought-after area of Woodthorpe, offering a perfect balance of convenience and charm. It is within easy reach of local amenities, including a variety of shops, well-regarded schools, and excellent transport links, making it ideal for a growing family looking for a home they can truly make their own. Upon entering, you are welcomed by a spacious entrance hall which leads seamlessly into a generous living and dining area, perfect for both relaxing and entertaining. The fitted kitchen offers direct access to the rear of the property and to the garage, combining practicality with a sense of openness. A ground floor W/C completes the layout on this level, adding to the convenience of family living. Upstairs, there are four well-proportioned bedrooms, accompanied by a four-piece bathroom suite and a practical laundry room, providing ample space for everyday family life. Externally, the property benefits from a driveway offering off-road parking and access to the garage. Through a covered carport, you reach the private rear garden, which is designed for low-maintenance enjoyment. The garden features a raised planted area, and is enclosed by fencing, providing a secure and tranquil outdoor space.

MUST BE VIEWED





- Detached House
- Four Bedrooms
- Spacious Living Room
- Fitted Kitchen
- Four-Piece Bathroom Suite & Ground Floor W/C
- Laundry Room
- Garage & Driveway
- Enclosed Rear Garden
- Popular Location
- Must Be Viewed





GROUND FLOOR

Entrance

15'8" x 7'4" (max) (4.80m x 2.26m (max))
The entrance hall has carpeted flooring, an in-built cupboard, a radiator, a dado rail, an obscure panelled UPVC double glazed full-height windows to the front elevation, and a UPVC door providing access into the accommodation.

Living/Dining Room

25'0" x 10'11" (7.64m x 3.34m)
The living dining room has dual aspect UPVC double glazed windows, two radiators, a feature fireplace, a TV point, a dado rail, coving to the ceiling, and carpeted flooring.

Kitchen/Diner

16'1" x 8'11" (4.91m x 2.73m)
The kitchen diner has a range of fitted base and wall units with worktops, a composite sink and half with a swan neck mixer tap and drainer, an integrated double oven, ceramic hob, space and plumbing for a dishwasher and washing machine, space for a fridge freezer, space for a dining table, a radiator, tiled flooring, and a two UPVC double glazed windows to the rear and side elevation.

Back Entrance

4'0" x 3'8" (1.22m x 1.12m)
The back entrance has tiled flooring, a UPVC door opening to the side elevation, access into the W/C, and access into the garage.

W/C

3'10" x 3'8" (1.19m x 1.13m)
This space has a concealed dual flush W/C, a vanity-style wash basin, a radiator, an extractor fan, a radiator, and tiled flooring.

Garage

16'0" x 8'5" (4.90m x 2.57m)
The garage has a window to the side elevation, ample storage, lighting, electrics, and double doors opening to the driveway.

FIRST FLOOR

Landing

12'5" 9'9" (max) (3.79m 2.99m (max))
The landing has carpeted flooring, a dado rail, access into the boarded loft with lighting via a pull-down ladder, and access to the first floor accommodation.

Bedroom One

13'9" x 11'0" (4.20m x 3.37m)
The first bedroom has a UPVC double glazed window to the front elevation, a radiator, coving to the ceiling, fitted wardrobe with sliding doors, and carpeted flooring,

Bedroom Two

16'1" x 10'0" (max) (4.92m x 3.05m (max))
The second bedroom has a UPVC double glazed window to the front elevation, a UPVC door providing access to the balcony, a radiator, an in-built storage cupboard, and carpeted flooring,

Bedroom Three

11'0" x 9'2" (max) (3.36m x 2.80m (max))
The third bedroom has a UPVC double glazed window to the rear

elevation, a radiator, a fitted wardrobe, recessed spotlights, and carpeted flooring,

Bedroom Four

9'2" x 6'11" (2.80m x 2.12m)
The fourth bedroom has a UPVC double glazed window to the side elevation, a dado rail, a radiator, and carpeted flooring,

Bathroom

9'6" x 7'4" (2.91m x 2.25m)
The bathroom has a UPVC double glazed obscure window to the side elevation, a low level flush W/C, a pedestal wash basin, a panelled bath, with a handheld shower fixture, a shower enclosure with a wall-mounted shower fixture, a radiator, a heated towel rail, recessed spotlights, partially tiled walls, and tiled flooring.

Laundry Room

6'0" x 4'2" (max) (1.85m x 1.28m (max))
The laundry room has two UPVC double glazed obscure windows to the rear elevation, and carpeted flooring.

OUTSIDE

Front

To the front of the property is a driveway with access into the garage, and access through a carport to the rear garden.

Rear

To the rear of the property is an enclosed low-maintenance garden with a raised planted area, and a fence panelled boundary.

ADDITIONAL INFORMATION

- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Gas Central Heating – Connected to Mains Supply
- Septic Tank – No
- Broadband – Fibre
- Broadband Speed - Ultrafast Download Speed 1800Mbps and Upload Speed 220Mbps
- Phone Signal – Good coverage of Voice, 4G & 5G - Some coverage of 3G
- Sewage – Mains Supply
- Flood Risk – No flooding in the past 5 years
- Flood Defenses – No
- Non-Standard Construction – No
- Any Legal Restrictions – No
- Other Material Issues – No

DISCLAIMER

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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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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