

HoldenCopley

PREPARE TO BE MOVED

Wickstead Close, Woodthorpe, Nottinghamshire NG5 4HF

Guide Price £300,000 - £310,000

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LOCATION LOCATION LOCATION...

This beautifully presented two-bedroom detached home offers deceptively spacious accommodation and is ready for immediate occupancy, making it an ideal choice for those seeking both comfort and convenience. Situated in a highly sought-after location, this property benefits from close proximity to a variety of local amenities, including shops, excellent transport links, and top-rated school catchments. As you step inside, there is an entrance hall that leads to a generously sized living room that features a multi-fuel burner. The modern fitted kitchen boasts sleek finishes, ample storage, creating a functional yet stylish space. Both bedrooms offer versatility and comfort and the contemporary three-piece bathroom suite completes the layout. Externally, the property continues to impress with its thoughtfully landscaped outdoor spaces. To the front, a spacious block-paved driveway provides ample off-street parking, complemented by a neat lawn and a garage for additional storage or parking. At the rear, a private and enclosed garden offers a tranquil retreat, featuring a patio area with a retractable awning—perfect for outdoor dining or relaxing in the shade. A well-maintained lawn is bordered by mature shrubs and trees, adding charm and privacy, while a picturesque pond enhances the garden's serene ambiance. A practical shed completes this outdoor space, ensuring plenty of storage for tools and equipment. This property is a true gem, blending modern living with a welcoming atmosphere in a prime location.

MUST BE VIEWED





- Detached Bungalow
- Two Double Bedrooms
- Modern Kitchen Diner
- Spacious Living Room
- Three Piece Bathroom Suite
- Large Block Paved Driveway & Garage
- Private Enclosed Rear Garden
- Beautifully Presented Throughout
- Highly Sought After Location
- Must Be Viewed





ACCOMMODATION

Entrance Hall

The entrance hall has laminate flooring, coving and a single composite door providing access into the accommodation.

Kitchen Diner

14'10" x 8'4" (4.54m x 2.56m)

The kitchen diner has a range of fitted base and wall units with laminate worktops and tiled splashbacks, a stainless steel sink with a drainer and a swan neck mixer tap, an integrated oven, a gas hob with an extractor hood, space for a fridge freezer, space and plumbing for a washing machine, tiled flooring, a radiator, space for a dining table, recessed spotlights, coving, UPVC double-glazed windows to the front and side elevations and a single UPVC door providing access out to the side of the property.

Living Room

18'0" x 12'7" (5.51m x 3.84m)

The living room has a UPVC double-glazed bow window to the front elevation, laminate flooring, a radiator, a recessed chimney breast alcove with a multi-fuel burner, a TV point and coving.

Hall

The hall has laminate flooring, a built-in storage cupboard and access into the loft.

Master Bedroom

12'7" x 9'3" (3.86m x 2.84m)

The main bedroom has a UPVC double-glazed window to the rear elevation, laminate flooring, a radiator and coving.

Bedroom Two

11'8" x 9'3" (3.58m x 2.84m)

The second bedroom has laminate flooring, a radiator, coving and UPVC double French doors providing access out to the garden.

Bathroom

6'7" x 6'2" (2.01m x 1.89m)

The bathroom has a low level flush WC, a wash basin with fitted storage and a tiled splashback, a fitted bath with a mains-fed shower and a glass shower screen, luxury vinyl flooring, a radiator, partially tiled walls, recessed spotlights and a UPVC double-glazed obscure window to the side elevation.

OUTSIDE

Front

To the front of the property is a large block paved driveway, a lawn, a garage and a single gate providing rear access.

Garage

16'7" x 8'3" (5.06m x 2.54m)

The garage benefits from having power sockets

Rear

To the rear of the property is a private enclosed garden with a fence panelled boundary, a patio with a retractable awning, a pond, a lawn, mature shrubs and trees and a shed.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Openreach, Virgin Media

Broadband Speed - Ultrafast - 1000 Mbps (Highest available download speed) 100 Mbps (Highest available upload speed)
Phone Signal – All 4G & 5G, some 3G available
Sewage – Mains Supply
Flood Risk – No flooding in the past 5 years
Very low risk of flooding
Non-Standard Construction – No
Any Legal Restrictions – No
Other Material Issues - No

DISCLAIMER

Council Tax Band Rating - Nottingham City Council - Band C

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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
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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