

HoldenCopley

PREPARE TO BE MOVED

Grange Road, Woodthorpe, Nottinghamshire NG5 4FW

Offers Over £650,000 - £650,000

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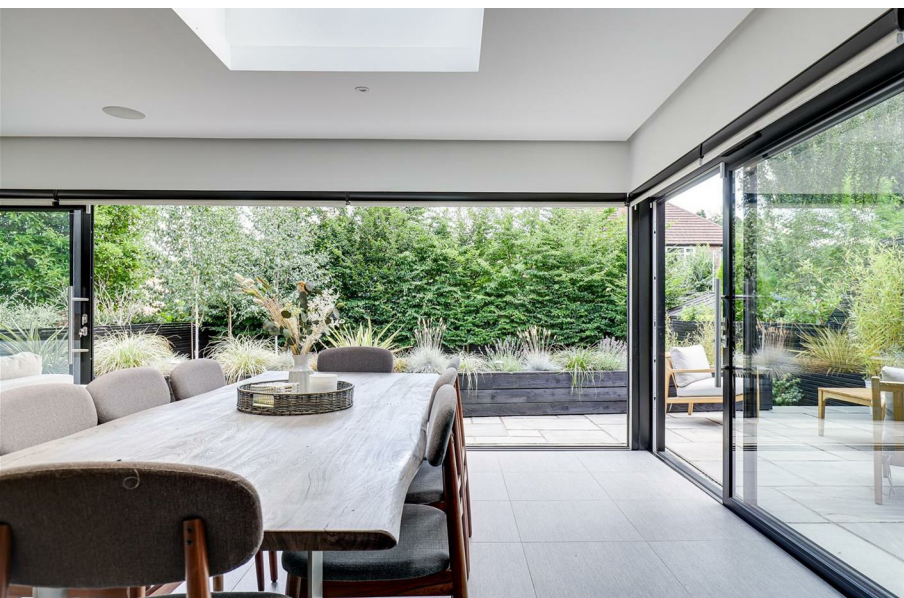


PREPARE TO BE IMPRESSED...

This stunning four-bedroom detached house, finished to an exceptional standard with beautiful interior decor, is a standout residence located in the sought-after area of Woodthorpe. Perfectly positioned within top-rated school catchments and close to local amenities and excellent commuting links, this property offers both luxury and convenience. The home is equipped with hard-wired CAT5 cabling throughout and Tri-zone underfloor heating, ensuring modern living at its finest. As you step inside, the welcoming entrance hall greets you with engineered oak flooring, leading seamlessly into the inviting living room, where a feature log burner and large bay window create a cosy yet elegant atmosphere. At the heart of the home lies the open-plan kitchen, lounge and dining area. The kitchen boasts top-of-the-range appliances, premium fixtures and a large breakfast bar island, making it a perfect space for both cooking and entertaining. The lounge and dining area are equally impressive, featuring a stylish media wall with fitted surround sound, large sliding patio doors, and two skylight windows that bathe the space in natural light. The ground floor also includes a convenient utility room, W/C, and a versatile office space. The upper level has three spacious double bedrooms and a well-sized single bedroom. The main bedroom is a luxurious retreat, complete with a walk-in closet and a stylish en-suite bathroom. The family bathroom, beautifully appointed, serves the remaining bedrooms. Outside, the property continues to impress. The front features a driveway offering off-road parking for multiple cars. To the rear, the beautifully landscaped garden features two patio seating areas, a lush lawn, and a sleeper-raised bed filled with a variety of plants and shrubs. The garden also includes a gravel area with young trees and is bordered by stylish fence panels, creating a perfect outdoor oasis.

MUST BE VIEWED!





- Detached House
- Four Bedrooms
- Two Reception Rooms
- Contemporary Fitted Kitchen, Lounge & Dining Area
- Utility Room & Ground Floor W/C
- Stylish En-Suite & Family Bathroom
- Driveway
- Landscaped Rear Garden
- Beautifully Presented Throughout
- Sought-After Location





GROUND FLOOR

Entrance Hall

10'6" x 6'8" (3.21 x 2.04)

The entrance hall features engineered oak flooring, carpeted stairs, and a column radiator, all complemented by partially panelled walls and ceiling coving. An in-built storage cupboard offers added convenience, a UPVC double-glazed window at the front elevation and a single composite door, welcoming you into the accommodation.

Living Room

15'3" x 12'5" (4.65 x 3.80)

The living room features engineered oak flooring, a column radiator, and ceiling coving. A recessed chimney breast alcove with a tiled hearth houses a feature log burner. A UPVC double-glazed bay window with fitted shutters at the front elevation.

Kitchen, Lounge & Dining Area

The kitchen features a range of fitted base and wall units, complemented by Quartz worktops and stylish breakfast bar island . It includes an undermount sink and a half with a mixer tap and draining grooves, an integrated oven, a microwave combi oven, an induction hob with an extractor fan, a dishwasher, and a full-height fridge and freezer. LED under-cabinet lighting, partially tiled walls, recessed spotlights, and ceiling-mounted Bluetooth speakers. Porcelain tiled flooring with underfloor heating and a UPVC double-glazed full-height window with a fitted electric blind at the rear elevation.

The lounge and dining area features porcelain tiled flooring with underfloor heating, a media wall equipped with a surround sound system, recessed spotlights, and ceiling-mounted Bluetooth speakers. The space is further enhanced by a wall-mounted air conditioning unit, two skylight lanterns, and two sets of sliding patio doors with fitted electric blinds.

Utility Room

10'7" x 8'4" (3.23 x 2.56)

The utility room features fitted base and wall units with Quartz worktops, a composite sink with a drainer and a mixer tap, space and plumbing for a washing machine & tumble dryer, LED under-cabinet lighting, partially tiled walls, recessed spotlights and porcelain tiled flooring with underfloor heating.

W/C

5'1" x 3'6" (1.56 x 1.08)

This space has a low level dual flush W/C, a vanity storage unit with a wash basin, recessed spotlights, an extractor fan and porcelain tiled flooring with underfloor heating.

Office

12'7" x 8'4" (3.84 x 2.55)

The office features porcelain tiled flooring with underfloor heating, recessed spotlights and a UPVC double-glazed window with fitted shutters to the front elevation.

FIRST FLOOR

Landing

19'1" x 7'9" (5.84 x 2.37)

The landing features carpeted flooring, a column radiator, recessed spotlights, a UPVC double-glazed window to the side elevation, access to the first floor accommodation and access loft that provides courtesy lighting.

Master Bedroom

12'11" x 12'5" (3.96 x 3.81)

The main bedroom features carpeted flooring, a column radiator, access to the en-suite & closet, a picture rail and two UPVC double-glazed window with fitted blinds to the front elevation.

Closet

8'4" x 4'6" (2.56 x 1.38)

The closet feature carpeted flooring, recessed spotlights and floor-to-ceiling wardrobes with LED lighting.

En-Suite

7'10" x 4'7" (2.41 x 1.40)

The en-suite features a low level dual flush W/C, a vanity storage unit with a wash basin, a walk-in shower with a shower fixture, a heated towel rail, an extractor fan, recessed spotlight, tiled walls, tiled flooring and UPVC double-glazed obscure window to the front elevation.

Bedroom Two

12'4" x 9'7" (3.78 x 2.93)

The second bedroom features carpeted flooring, a column radiator and a UPVC double-glazed window with a fitted blind to the rear elevation.

Bedroom Three

12'9" x 8'5" (3.89 x 2.57)

The third bedroom features carpeted flooring, a column radiator and a UPVC double-glazed window with a fitted blind to the rear elevation.

Bedroom Four

9'11" x 9'0" (3.03 x 2.75)

The fourth bedroom features carpeted flooring, a column radiator, a picture rail, fitted wardrobes and two UPVC double-glazed windows with fitted blinds to the front elevation.

Bathroom

9'7" x 8'8" (2.93 x 2.65)

OUTSIDE

Front

At the front of the property is a block-paved driveway providing off-road parking for up to three cars, gated access to the rear, a hedge border and a brick-wall boundary.

Rear

At the rear of the property, you'll find a beautifully landscaped garden featuring two patio seating areas, a lawn, and a sleeper raised bed full with a diverse selection of plants and shrubs. The garden also includes a gravel area with young trees and is bordered by stylish fence panels.

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 Broadband available with the highest download speed at 1000Mbps and Highest upload speed at 220Mbps

Phone Signal – Good coverage of Voice, 4G & 5G

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

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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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

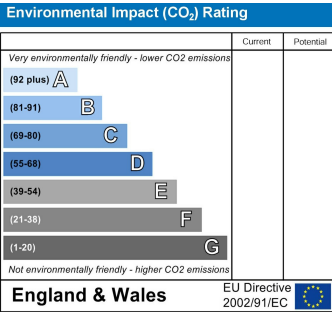
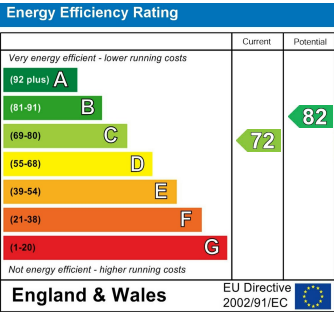
Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.

Kitchen

22'3" x 12'2" (6.79 x 3.72)

Lounge-diner

25'3" x 15'8" (7.70 x 4.78)



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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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