

# HoldenCopley

PREPARE TO BE MOVED

Springwood Gardens, Woodthorpe, Nottinghamshire NG5 4HB

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Guide Price £500,000



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GUIDE PRICE... £500,000 - £550,000

## SPACIOUS DETACHED HOUSE...

This exceptional four-bedroom detached home is a true testament to the current owners, who have meticulously transformed it into a beautifully presented and thoughtfully designed family haven. Boasting generous proportions and stylish interiors, this property offers an abundance of space, making it the perfect choice for growing families seeking both comfort and elegance. Nestled in a highly sought-after location, the home provides seamless access to local amenities, a selection of excellent schools, and outstanding transport links, ensuring convenience at every turn. Upon entering, you are greeted by a bright and welcoming entrance hall, setting the tone for the rest of the home. The ground floor comprises a spacious living room, perfect for relaxation, a modern fitted kitchen with sleek cabinetry and high-end appliances, and a stunning dining conservatory bathed in natural light, creating the ideal space for entertaining. The ground floor is further enhanced by two generously sized double bedrooms, each benefitting from its own private en-suite, offering a luxurious retreat for family members or guests. Ascending to the first floor, you'll find two additional double bedrooms, both thoughtfully designed with built-in wardrobes and their own stylish en-suites, providing privacy and convenience. Externally, the property is equally impressive. A gated driveway at the front provides ample off-road parking, adding to the home's exclusivity. To the rear, a beautifully landscaped, private enclosed garden offers a serene escape, featuring a low-maintenance design with a decking area—perfect for al fresco dining—as well as a charming summer house, ideal for use as a relaxing retreat, home office, or hobby space.

## MUST BE VIEWED







- Substantial Detached House
- Four Double Bedrooms Each With En-Suites
- Spacious Living Room
- Modern Fitted Kitchen
- Dining Conservatory
- Ground Floor WC
- Gated Driveway Providing Ample Off-Road Parking
- Low Maintenance Garden
- Sought-After Location
- Must Be Viewed











GROUND FLOOR

Entrance Hall

18'2" x 17'0" (5.56 x 5.19)

The entrance hall has Amtico flooring, two radiators, recessed spotlights, coving to the ceiling, carpeted stairs, a UPVC double-glazed window to the front elevation, and a single composite door providing access into the accommodation.

WC

5'3" x 4'1" (1.62 x 1.27)

This space has a concealed dual flush WC combined with a sunken wash basin, fitted storage and a wall-mounted vanity cabinet, Amtico flooring, tiled walls, a radiator, recessed spotlights, and a UPVC double-glazed obscure window to the front elevation.

Kitchen

14'11" x 8'9" (4.56 x 2.69)

The kitchen has a range of fitted gloss base and wall units with worktops, a composite sink with a swan neck mixer tap and drainer, an integrated double oven, an integrated microwave, an induction hob with an extractor fan and splashback, an integrated wine cooler, space for an American-style fridge freezer, space and plumbing for a washing machine, decorative tiled walls, Amtico flooring, recessed spotlights, a radiator, and open access into the conservatory.

Living Room

15'9" x 11'6" (4.82 x 3.53)

The living room has carpeted flooring, a TV point, coving to the ceiling, recessed spotlights, a wall alcove, an radiator, and open access to the dining conservatory.

Conservatory

21'5" x 9'4" (6.53 x 2.86)

The conservatory has carpeted flooring, two radiators, a vaulted glass ceiling, a ceiling fan light, UPVC double-glazed windows to the side and rear elevation, and two sets of double French doors opening out to the garden.

Bedroom Three

21'9" x 14'11" (6.64 x 4.55)

The third bedroom has UPVC double-glazed windows to the front and rear elevation, carpeted flooring, two radiators, recessed spotlights, an in-built cupboard, a panelled feature wall, and access into the en-suite.

En-Suite Three

5'5" x 5'5" (1.67 x 1.66)

The third en-suite has a low level dual flush WC, a vanity unit wash basin, a wall-mounted LED mirror with touch-sensor, a corner fitted shower enclosure with an overhead twin rainfall shower, wood-effect flooring, partially tiled walls, a chrome heated towel rail, recessed spotlights, and a UPVC double-glazed obscure window to the rear elevation.

Bedroom Four

13'9" x 11'10" (4.21 x 3.63)

The fourth bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, coving to the ceiling, recessed spotlights, and access into the second en-suite.

En-Suite Four

8'1" x 5'3" (2.47 x 1.61)

The fourth en-suite has a low level dual flush WC, a wall-hung wash basin, a wet-room style shower with a wall-mounted shower fixture, vinyl flooring, tiled walls, a modern radiator, a chrome towel rail, a mirrored cabinet, recessed spotlights, and a UPVC double-glazed obscure window to the side elevation.

FIRST FLOOR

Landing

9'10" x 3'4" (3.00 x 1.04)

The landing has carpeted flooring, eaves storage, a Velux window, recessed spotlights, and provides access to the first floor accommodation.

Master Bedroom

13'7" x 11'5" (4.16 x 3.49)

The main bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a vaulted ceiling with recessed spotlights, a panelled feature wall, a radiator, two in-built wardrobes, and access into the en-suite.

En-Suite

10'2" x 6'5" (3.11 x 1.97)

The en-suite has a low level dual flush WC, a vanity unit wash basin with a wall-mounted mirror, a corner fitted shower enclosure with an overhead twin rainfall shower, a double-ended bathtub with central taps, tiled flooring, fully tiled walls, a chrome heated towel rail, a vaulted ceiling with recessed spotlights, a chrome extractor fan, and a circular window to the side elevation.

Bedroom Two

15'8" x 11'6" (4.78 x 3.52)

The second bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a vaulted ceiling with recessed spotlights, a radiator, two in-built wardrobes, and access into the second en-suite.

En-Suite Two

6'3" x 5'8" (1.93 x 1.75)

The second en-suite has a low level dual flush WC, a vanity unit wash basin with a wall-mounted mirror, a corner fitted shower enclosure with a mains-fed shower, tiled flooring, tiled walls, and a UPVC double-glazed window to the side elevation.

OUTSIDE

Front

To the front of the property is a gated block-paved driveway providing ample off-road parking, courtesy lighting, fence panelled boundaries, and access to the garden.

Rear

To the rear of the property is a private enclosed low maintenance garden with decking, a block-paved patio, a summer house / shed, and fence panelled boundaries.

ADDITIONAL INFORMATION

Broadband Networks - Virgin Media, Openreach  
Broadband Speed - Ultrafast available - 1000 Mbps (download) 100 Mbps (upload)  
Phone Signal – Good 4G / 5G coverage  
Electricity – Mains Supply  
Water – Mains Supply  
Heating – Gas Central Heating – Connected to Mains Supply  
Septic Tank – No  
Sewage – Mains Supply  
Flood Risk – No flooding in the past 5 years+ (TBC)  
Flood Risk Area - Very low risk  
Non-Standard Construction – TBC  
Any Legal Restrictions – TBC  
Other Material Issues – TBC

DISCLAIMER

The vendor has informed us that the garage has been converted and has been signed off. We are currently awaiting the documents however just to confirm that HoldenCopley have not seen sight of any paperwork to confirm this meets building regulations. Before entering into an agreement, it is the buyers responsibility to confirm with their solicitor that satisfactory checks have been made.

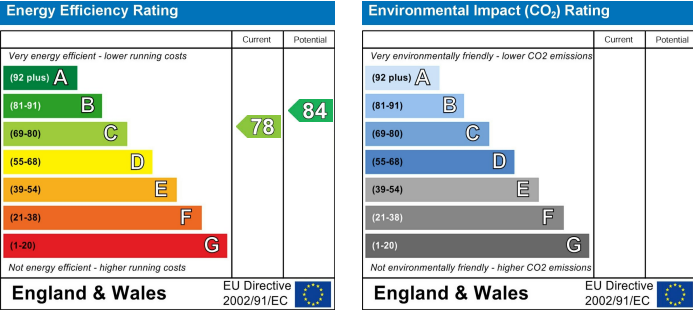
Council Tax Band Rating - Nottingham City Council. - Band C  
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:  
Property Tenure is Freehold

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

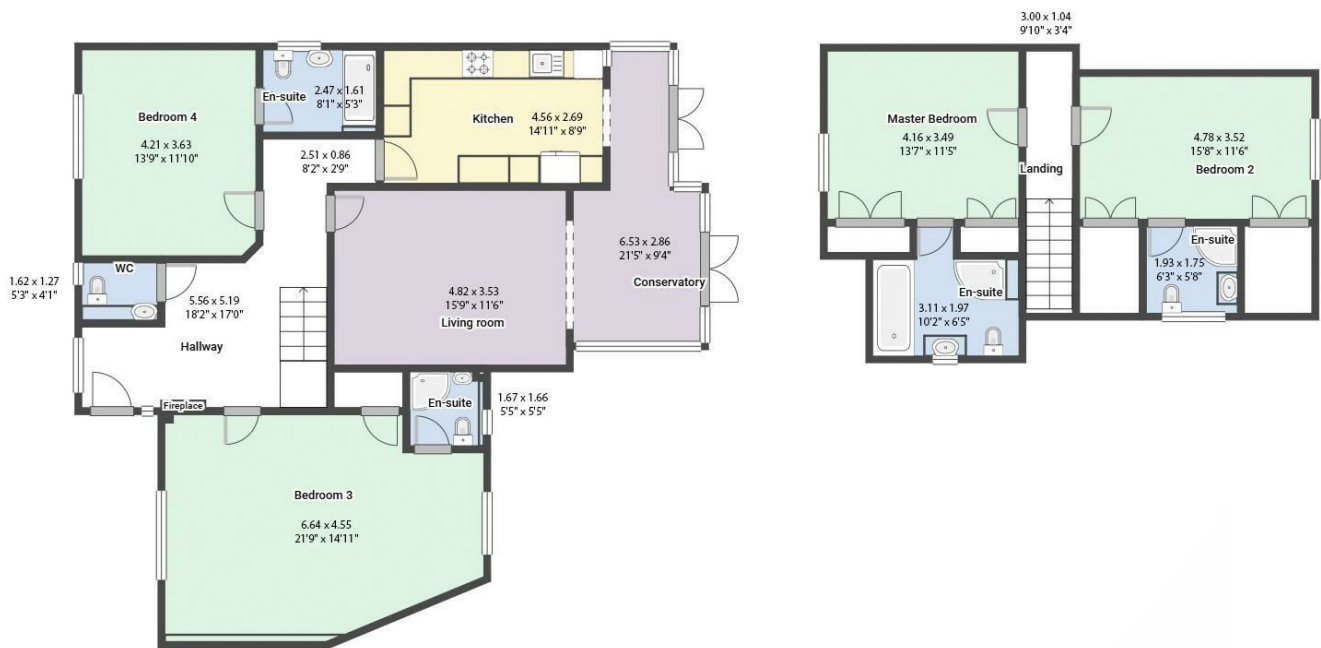
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving licence 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.



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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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