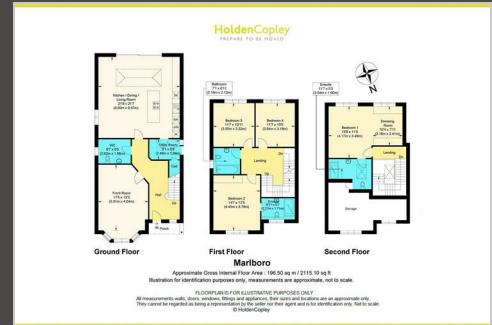


# HoldenCopley

PREPARE TO BE MOVED



**Marlborough Road, Woodthorpe, NG5 4GB**

**£725,000**

SOUGHT AFTER LOCATION...

This impressive detached home, currently under construction by a reputable local builder, offers modern living across three spacious floors. Situated in a sought-after and well-connected location, this property combines contemporary design with thoughtful layout, making it an ideal family home. Upon entering, a welcoming porch leads into the entrance hall, providing access to the cosy front lounge, perfect for relaxing or entertaining guests. The ground floor also benefits from a convenient W/C, a separate utility room, and a stunning open-plan kitchen, dining, and living area. Designed with modern family life in mind, this space features bi-folding doors opening out to the rear garden, creating a seamless indoor-outdoor flow. The first floor offers three generous double bedrooms, including a stylish en-suite to the second bedroom, as well as a contemporary three-piece family bathroom. The top floor is dedicated to the luxurious master suite, complete with a private en-suite and dressing room, offering a peaceful retreat from the rest of the home. Externally, the property will feature a driveway providing off-street parking to the front, and a private rear garden with a patio area—ideal for outdoor dining and relaxation—with the option for bespoke landscaping upon completion. With high-quality finishes throughout and attention to detail at every stage, this exceptional home offers the perfect blend of style, comfort, and practicality. Early reservations are highly recommended to avoid disappointment.

\*Photos are for illustration purposes only\*

- New Build House via Local Builders
  - Front Room
  - Utility Room & W/C
- Two En-Suites & Dressing Room To The Master Bedroom
- Build Complete February 2026
- Four Bedrooms
- Open Plan Kitchen Diner
- Three-Piece Bathroom Suite
- Driveway & Garage
- Popular Location

<https://www.holdencopley.co.uk>