

# HoldenCopley

PREPARE TO BE MOVED

Breckhill Road, Woodthorpe, Nottinghamshire NG5 4GP

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Guide Price £300,000 - £325,000

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THE PERFECT FAMILY HOME...

Nestled in the sought-after locale of Woodthorpe, this three-bedroom semi-detached house epitomises spacious and stylish family living. Impeccably presented and adorned with tasteful decor throughout, it offers an inviting haven for any discerning buyer ready to settle in seamlessly. Positioned conveniently between the various amenities Arnold and the charming allure of Mapperley, as well as being in close proximity to local parks, bus routes, shops, and esteemed educational institutions including Woodthorpe Infant School, its location is nothing short of ideal. Stepping inside, the ground floor unfolds with grace, boasting a welcoming porch and entrance hall, a convenient W/C, and a cosy living room that seamlessly connects to the dining room through bi-folding doors, creating a fluid and airy space perfect for entertaining. The dining area effortlessly flows into a modern fitted kitchen adorned with integrated appliances, promising culinary delights in a contemporary setting. Ascending to the first floor, discover two generously proportioned double bedrooms, a comfortable single bedroom, and a luxurious four-piece bathroom suite, offering indulgent relaxation after a long day. Outside, the allure continues with a driveway featuring double iron-gated access, providing ample off-road parking and leading to the garage. The beautiful garden, meticulously maintained, offers a serene retreat for outdoor enjoyment, complemented by a versatile garden room, perfect for various leisure pursuits. In essence, this semi-detached abode encapsulates the essence of modern family living in an enviable location, presenting an irresistible opportunity to create cherished memories for years to come.

MUST BE VIEWED





- Semi-Detached Family Home
- Three Bedrooms
- Bay-Fronted Living Room
- Modern Fitted Kitchen With Integrated Appliances
- Open Plan Dining Area
- Four-Piece Bathroom Suite & Ground Floor W/C
- Driveway & Garage
- Fantastic-Sized Garden
- Versatile Garden Room
- Sought-After Location





## GROUND FLOOR

### Porch

The porch has tiled flooring, and double doors providing access into the accommodation.

### Entrance Hall

11'5" x 8'2" (3.48m x 2.49m)

The entrance hall has wooden flooring, carpeted stairs, a vertical radiator, an in-built cupboard, a UPVC double-glazed window to the side elevation, and a single wooden door with glass inserts via the porch.

### W/C

4'5" x 2'9" (1.37m x 0.86m)

This space has a concealed dual flush W/C combined with a vanity unit wash basin, vinyl flooring, tiled splashback, an in-built under stair cupboard, and a UPVC double-glazed obscure window to the side elevation.

### Living Room

13'5" into bay x 10'6" (4.10m into bay x 3.21m)

The living room has a UPVC double-glazed stained glass bay window to the front elevation, carpeted flooring, coving to the ceiling, a radiator, a TV point, and wooden bi-folding doors with frosted glass leading into the dining room.

### Dining Room

13'10" x 10'6" (4.23m x 3.21m)

The dining area has wooden flooring, a vertical radiator, coving to the ceiling, a recessed chimney breast alcove, full height UPVC double-glazed windows to the rear elevation, double French doors opening out to the rear garden, and open plan to the kitchen.

### Kitchen

11'8" x 8'2" (3.57m x 2.51m)

The kitchen has a range of fitted base and wall units with wooden worktops and a breakfast bar, an undermount sink and a half with a swan neck mixer tap, an integrated oven, an integrated microwave, an induction hob with an extractor fan, an integrated fridge freezer, an integrated dishwasher, an integrated washing machine, wooden flooring, a wall-mounted BAXI boiler, recessed spotlights, and a UPVC double-glazed window to the side and rear elevation.

## FIRST FLOOR

### Landing

The landing has a UPVC double-glazed obscure window to the side elevation, carpeted flooring, access to the boarded loft with lighting via a drop-down ladder, and provides access to the first floor accommodation.

### Bedroom One

14'0" x 9'3" (4.28m x 2.84m)

The first bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, and a radiator.

### Bedroom Two

13'5" into bay x 10'6" (4.10m into bay x 3.21m)

The second bedroom has a UPVC double-glazed bay window to the front elevation, carpeted flooring, and a radiator.

### Bedroom Three

8'2" x 6'9" (2.49m x 2.07m)

The third bedroom has a UPVC double-glazed bow window to the front elevation, carpeted flooring, and a radiator.

### Bathroom

11'9" x 8'2" (3.59m x 2.49m)

The bathroom has a low level dual flush W/C, a vanity unit wash basin, a tiled bath, a double walk-in shower enclosure with a mains-fed shower, a vertical radiator, a chrome heated towel rail, vinyl flooring, partially tiled walls, recessed spotlights, and a UPVC double-glazed obscure window to the rear elevation.

## OUTSIDE

### Front

To the front of the property is a lawned area, a driveway, double iron-gated access to further off-road parking, and a garage to the rear.

### Garage

The garage has power points, lighting, a single-glazed window to the side elevation, and an up and over door opening out onto the driveway.

### Rear

To the rear of the property is a private enclosed south-east facing garden with a patio area, a lawn, raised planters, a sheltered decking area, a greenhouse, various plants and shrubs, hedged borders, and access into the garden room.

### Garden Room

The garden room has Herringbone-style flooring, a wall-mounted electric heater, recessed spotlights, and double French doors opening out to the garden.

## 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)

220 Mbps (Highest available upload speed)

Phone Signal – Some 3G, 4G & 5G 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 - Gedling Borough 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.

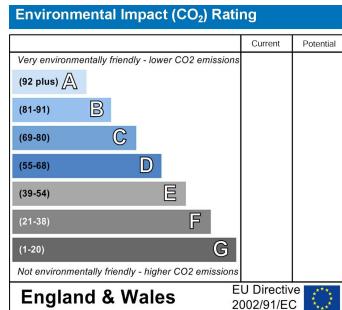
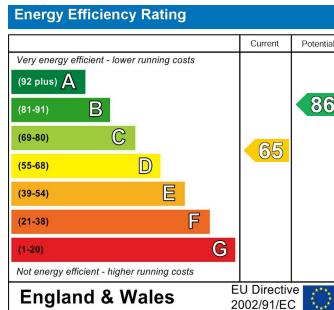
The vendor has advised the following:

Property Tenure is Freehold

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**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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