

# HoldenCopley

PREPARE TO BE MOVED

Whitby Crescent, Woodthorpe, Nottinghamshire NG5 4LY

---

Guide Price £375,000

Whitby Crescent, Woodthorpe, Nottinghamshire NG5 4LY



GUIDE PRICE: £375,000 - £400,000

## LOCATION, LOCATION, LOCATION...

This four-bedroom detached family home offers a superb blend of space, style, and practicality, making it an ideal purchase for a growing family. The property is thoughtfully presented throughout and benefits from generous indoor and outdoor living areas. Situated in a highly sought-after location, it is conveniently close to a variety of local schools, amenities, and excellent transport links. Upon entering, you are greeted by a welcoming entrance hall that leads through to a spacious lounge, providing a comfortable and inviting space for relaxation. At the heart of the home lies a modern open-plan kitchen and dining area with a breakfast bar, perfectly designed for family living and entertaining, with plenty of room for a dining table and access to the rear garden. To the first floor, there are four well-proportioned double bedrooms, each offering ample space and natural light. These are complemented by a stylish three-piece bathroom suite, thoughtfully designed to meet the needs of a busy family. Externally, the property boasts a front garden laid mainly to lawn, along with a driveway offering ample off-road parking and access to a versatile office space, ideal for those working from home. The rear garden is a particular feature of the home, providing a private and enclosed outdoor area. It includes a patio and shed, perfect for practical storage and day-to-day use, with steps leading up to a lawn and a raised decking area, ideal for outdoor seating and entertaining. A charming summer house sits to one side, while the garden is bordered by a combination of mature hedges and fencing, creating a peaceful and sheltered setting.

## MUST BE VIEWED





- Detached House
- Four Bedrooms
- Living Room
- Fitted Kitchen Diner
- Three-Piece Bathroom Suite & Ground Floor W/C
- Office
- Off-Street Parking
- Popular Location
- Excellent Transport Links
- Must Be Viewed





GROUND FLOOR

Entrance Hall

11\*9" x 7\*4" (3.59m x 2.26m)

The entrance hall has a UPVC double glazed obscure window to the front elevation, wood-effect flooring, carpeted stairs, coving to the ceiling, a radiator, an understairs cupboard, and a UPVC door providing access into the accommodation.

Living room

11\*11" into bay x 11\*11" (3.65m into bay x 3.65m)

The living room has a UPVC double glazed square bay window to the front elevation, a radiator, a TV point, coving to the ceiling, wood-effect flooring, and bi-folding doors opening into the kitchen/diner.

Kitchen/Diner

19\*10" max x 14\*0" (6.05m max x 4.27m)

The kitchen/diner has a range of fitted base and wall units with worktops and a breakfast bar, a stainless steel sink and half with a swan neck mixer tap and drainer, an integrated oven, gas ring hob and extractor hood, an integrated dishwasher, an integrated washing machine, an integrated tumble dryer, an integrated fridge freezer, space for a dining table, a radiator, coving to the ceiling, wood-effect flooring, a UPVC double glazed window to the rear elevation, and double French doors opening to the rear garden.

W/C

3\*9" x 3\*6" (1.15m x 1.08m)

This space has a low level flush W/C, a counter top wash basin, a fitted base unit, and wood-effect flooring.

FIRST FLOOR

Landing

9\*9" max x 7\*4" (2.98m max x 2.26m)

The landing has carpeted flooring, coving to the ceiling, access into the boarded loft with lighting via a pull down ladder, and access to the first floor accommodation.

Bedroom One

11\*11" max x 11\*8" (3.65m max x 3.56m)

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

Bedroom Two

11\*11" x 11\*9" (3.65m x 3.59m)

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

Bedroom Three

18\*9" max x 8\*2" (5.72m max x 2.50m)

The third bedroom has two UPVC double glazed window to the front elevation, two radiators, coving to the ceiling, and carpeted flooring.

Bedroom Four

10\*4" x 9\*6" (3.17m x 2.92m)

The fourth bedroom has a UPVC double glazed window to the rear elevation, a radiator, coving to the ceiling, and carpeted flooring.

Bathroom

8\*6" max x 7\*4" (2.60m max x 2.24m)

The bathroom has a UPVC double glazed obscure window to the rear elevation, a low level flush W/C, a vanity-style wash basin, panelled bath with a rainfall and handheld shower fixture and shower screen, an extractor fan, an in-built cupboard, a heated towel rail, partially tiled walls, and tiled flooring.

OUTSIDE

Front

To the front of the property is a lawn, a driveway providing ample off road parking.

Office

18\*2" max x 7\*2" (5.55m max x 2.20m)

The office has dual aspect UPVC double glazed windows, a wall-mounted heater, and Herringbone style flooring.

Rear

To the rear, the property opens onto a private, enclosed garden. A patio and shed provide practical space, while steps lead up to a lawn and a raised decking area perfect for outdoor seating. A charming summer house sits to one side, and the garden is bordered by a mix of mature hedges and fence panels, creating a peaceful and sheltered outdoor space.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Fibre

Broadband Speed - Ultrafast Download Speed 1800Mbps and Upload Speed 220Mbps

Phone Signal – Good coverage of Voice, 4G & 5G - Some coverage of 3G

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

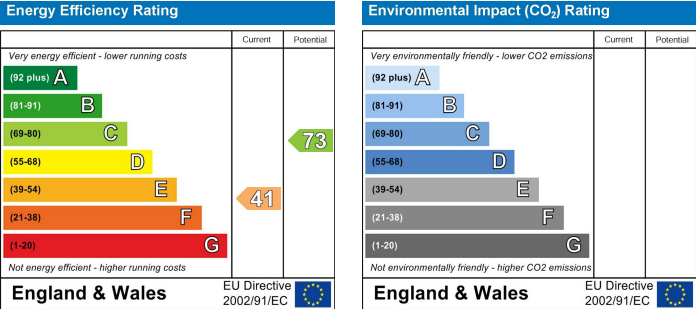
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:  
Property Tenure is Freehold

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.

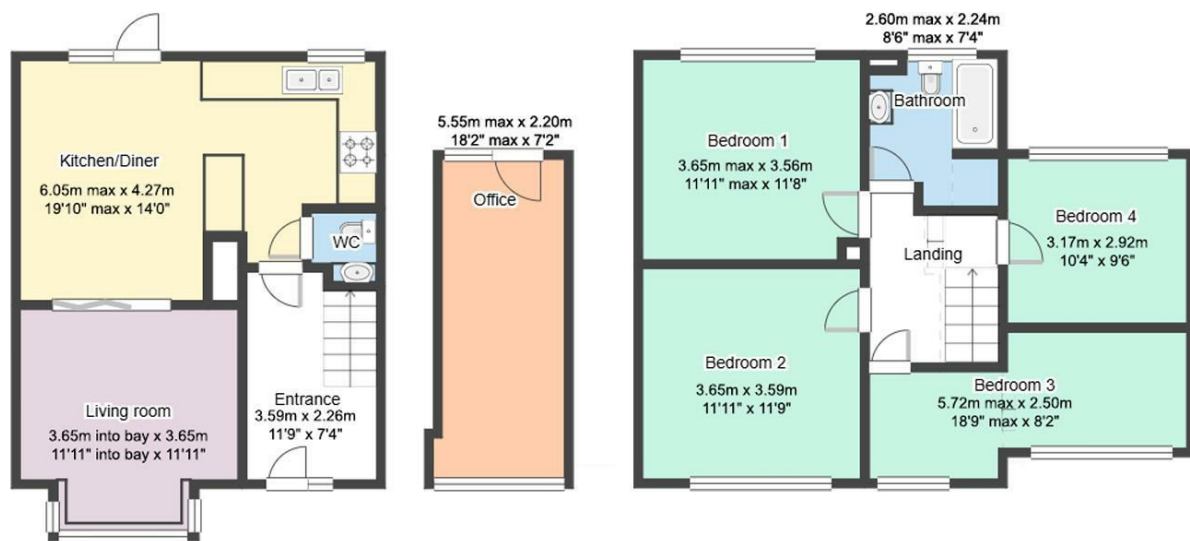
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or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



# Whitby Crescent, Woodthorpe, Nottinghamshire NG5 4LY

**HoldenCopley**  
PREPARE TO BE MOVED



## 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.  
© HoldenCopley

**0115 7734300**

**906A Woodborough Road, Mapperley, Nottingham, NG3 5QR**

**mapperleyoffice@holdencopley.co.uk**

**www.holdencopley.co.uk**

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.