

# HoldenCopley

PREPARE TO BE MOVED

Wensley Road, Woodthorpe, Nottinghamshire NG5 4JU

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Guide Price £425,000

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GUIDE PRICE... £425,000 - £450,000

ROOM FOR THE WHOLE FAMILY...

Nestled in the highly sought-after location of Woodthorpe, this four-bedroom detached family home offers far more than first meets the eye! Perfectly positioned within easy reach of an array of local amenities in Sherwood, Mapperley, and Arnold, highly regarded schools, and fantastic transport links, this home is perfectly suited to growing families seeking comfort and convenience. Internally, the property is bursting with character and charm, featuring a entrance porch and a spacious hallway that leads through to the heart of the home. The lounge/diner benefits from a characteristic feature log burner fireplace, original parquet flooring, and open access to the garden room that floods the space with natural light, ideal for relaxing or entertaining guests. The spacious fitted kitchen offers plenty of storage and worktop space, with access to a lean-to, alongside a utility/shower room providing further practicality. Completing the ground floor are two generously sized double bedrooms. Upstairs, you will find the remaining two double bedrooms. The master bedroom truly impresses, boasting a private en-suite shower room and a walk-in closet, a rare and luxurious feature! The second bedroom benefits from fitted wardrobes and is serviced by the three-piece family bathroom suite. Throughout the property, there is ample storage to accommodate the demands of busy family life, and the benefit of cavity wall insulation throughout, increasing energy efficiency. Outside, the property a driveway providing off-street parking for two vehicles, a tandem garage equipped with lighting and electricity, a lawned area and mature planting. To the rear, the property boasts beautiful enclosed garden, complete with a paved patio area, a lawned area, a variety of mature plants and hedging, and access to the garage and an outbuilding, perfect for additional storage or a potential workshop.

MUST BE VIEWED





- Detached House
- Four Double Bedrooms
- Living/Diner With Feature Fireplace
- Fitted Kitchen
- Utility/Ground Floor Shower Room
- Three Piece Bathroom & En-Suite
- Walk-In Closet
- South Facing Garden
- Off-Street Parking & Garage
- Must Be Viewed





## GROUND FLOOR

### Porch

4'9" x 1'10" (1.47m x 0.58m)

The porch has tiled flooring, exposed brick walls, and wooden doors with glass inserts providing access into the accommodation.

### Entrance Hall

5'1" x 4'9" (1.56m x 1.45m)

The entrance hall has tiled flooring, a radiator, an in-built storage cupboard, and a single door providing access via the porch.

### Inner Hallway

11'8" x 5'6" & 5'5" x 5'1" (3.56m x 1.69m & 1.66m x 1.56m)

The inner hallway has carpeted flooring and stairs, a radiator, in-built storage cupboards, and coving to the ceiling.

### Lounge/Diner

17'10" x 12'10" (5.46m x 3.92m)

The lounge/diner has original parquet flooring, an inglenook fireplace with a feature log burner with a decorative surround and a tiled hearth with two wood-framed double-glazed windows, two radiators, a TV-point, a picture rail, coving to the ceiling, and open access to the garden room.

### Garden Room

15'0" x 6'0" (4.59m x 1.83m)

The garden room has carpeted flooring, Velux windows, a single-glazed window to the side elevation and a further UPVC double-glazed window to the other side elevation, and sliding patio doors leading out to the garden.

### Kitchen

18'1" x 12'1" (5.79m x 3.70m)

The kitchen has a range of fitted base and wall units with wood-effect worktops, a sink and a half with a swan-neck mixer tap and a drainer, space for a freestanding cooker with an extractor fan, space and plumbing for a dishwasher, space for a fridge freezer, space for a dining table, ceramic tiled flooring, partially tiled walls, a radiator, recessed spotlights, two UPVC double-glazed windows to the rear and side elevations, and a single door providing access into the lean-to.

### Utility/Shower Room

8'6" x 7'8" (2.61m x 2.36m)

This space has a low level flush W/C, fitted base units with worktops, a sunken wash basin, a shower cabin with a mains-fed handheld shower fixture, space and plumbing for a washing machine, vinyl flooring, partially tiled walls, a radiator, recessed spotlights, and two UPVC double-glazed obscure windows to the side elevation.

### Bedroom Three

15'5" x 11'10" (4.70m x 3.63m)

The third bedroom has carpeted flooring, two radiators, coving to the ceiling, and three single-glazed windows to the front and side elevations.

### Bedroom Four

11'7" x 9'8" (3.55m x 2.97m)

The fourth bedroom has carpeted flooring, a radiator, an in-built storage cupboard, a picture rail, coving to the ceiling, and two single-glazed windows to the front and side elevations.

## FIRST FLOOR

### Landing

18'9" x 6'0" (5.74m x 1.85m)

The landing has carpeted flooring, a radiator, eaves storage with lighting, two ceiling roses, a Velux window, a UPVC double-glazed window to the side elevation, and provides access to the first floor accommodation.

### Master Bedroom

12'1" x 11'3" (3.94m x 3.43m)

The main bedroom has carpeted flooring, a radiator, two UPVC double-glazed windows to the rear and side elevations, a walk-in closet, and access to the en-suite.

### En-Suite

6'11" x 5'4" (2.11m x 1.64m)

The en-suite has a low level dual flush W/C, a pedestal wash basin, a shower enclosure with a mains-fed handheld shower fixture, vinyl flooring, partially tiled walls, a chrome heated towel rail, a digital thermostat, recessed spotlights and an extractor fan.

### Walk-In Closet

5'8" x 4'2" (1.75m x 1.28m)

The walk-in closet has carpeted flooring and ample storage space.

### Bedroom Two

12'2" x 9'6" (3.71m x 2.91m)

The second bedroom has carpeted flooring, a radiator, two in-built storage cupboards, access to the boarded loft with lighting, and a UPVC double-glazed window to the rear elevation.

### Bathroom

11'0" x 6'5" (3.37m x 1.96m)

The bathroom has a concealed low level dual flush W/C, a vanity style wash basin, a panelled bath with a mixer tap and a handheld shower, vinyl flooring, waterproof walls, in-built storage cupboards, a heated towel rail, recessed spotlights, an extractor fan, and two skylight windows.

## OUTSIDE

### Front

To the front of the property is a driveway providing off-street parking, a garage, a lawned area, mature planting, and boundaries made up of fence panelling and stone wall.

### Lean-To

16'1" x 3'3" (4.92m x 1.01m)

The lean-to has windows to the ceiling, and provides access to the front, the garage, and the rear garden.

### Tandem Garage

29'11" x 8'2" (9.13m x 2.51m)

The tandem garage has lighting, electricity, an up and over door, and provides ample storage space.

### Out Building

8'3" x 6'1" (2.52m x 1.87m)

The outbuilding has electricity, lighting, a UPVC double-glazed window to the rear elevation, and provides ample storage space.

### Rear

To the rear of the property is a private enclosed garden with a paved patio seating area and steps, a lawned area, two outdoor taps, two outdoor power sockets, gated access, and boundaries made up of stone walls and a variety of hedges and bushes.

## ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Heating – Connected to Mains Supply

Septic Tank – No

Broadband Speed - Ultrafast - 1800 Mbps (Highest available download speed) 220 Mbps (Highest available upload speed)

Phone Signal – Some 5G and all 4G

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 E

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 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.

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
	71	83
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
England & Wales	EU Directive 2002/91/EC	



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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