

# HoldenCopley

PREPARE TO BE MOVED

Goodwood Road, Wollaton, Nottinghamshire NG8 2FT

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£350,000

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## WELL-PRESENTED DETACHED HOME IN A SOUGHT-AFTER LOCATION.

This three-bedroom detached house offers a fantastic opportunity for a variety of buyers – whether you're a first-time purchaser, a growing family, or looking to downsize to a more manageable home without compromising on quality or space. Well-maintained and ready to move straight into, this property combines practical living with stylish presentation throughout. The ground floor comprises a welcoming porch, a spacious entrance hall, a convenient ground floor W/C, a bright and airy living room perfect for both relaxing and entertaining, and a modern fitted kitchen offering ample worktop and storage space. Upstairs, the first floor hosts two double bedrooms, a well-sized single bedroom – ideal for a nursery, home office or guest room – and a three-piece bathroom suite. Outside, the property continues to impress. To the front, there is a driveway providing off-street parking for multiple vehicles, access to a single garage, and gated entry to a lean-to area – ideal for storage or additional utility space. To the rear, there is a private, enclosed garden with a paved patio, a well-maintained lawn, and fence-panelled boundaries offering privacy and a safe space for children and pets to enjoy. This home is positioned in a highly regarded residential area, just a short walk from Wollaton Deer Park, and within easy reach of a variety of local shops, amenities and schools. The location also boasts excellent transport links, with convenient access to the M1, making it ideal for commuters.

MUST BE VIEWED





- Detached House
- Three Bedrooms
- Spacious Living Room
- Fitted Kitchen
- Three-Piece Bathroom Suite
- Ground Floor W/C
- Enclosed Rear Garden
- Driveway
- Garage
- Popular Location





## GROUND FLOOR

### Porch

7'1" x 3'3" (2.17 x 1.01)

The porch has UPVC double-glazed windows to the side and front elevations and a UPVC door providing access into the accommodation.

### Hallway

15'5" x 7'5" (4.71 x 2.27)

The hallway has carpeted flooring, a radiator, a UPVC double-glazed obscure window to the front elevation, and a single glass door leading from the porch.

### W/C

3'10" x 3'2" (1.17 x 0.99)

This space has a low level dual flush W/C, a wall-mounted wash basin, a radiator, tiled walls, tiled flooring, and a UPVC double-glazed window to the side elevation.

### Living Room

32'5" x 11'1" (9.89 x 3.64)

The living room has wood-effect flooring, coving to the ceiling, a feature fireplace with a decorative surround, a UPVC double-glazed bay window to the front elevation, UPVC double-glazed windows to the rear elevation, and double French door opening out to the rear garden.

### Kitchen

15'4" x 8'8" (4.68 x 2.65)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink with a swan neck mixer tap and drainer, an integrated oven with a gas hob and extractor fan, space for an American fridge freezer, space and plumbing for a dishwasher, space and plumbing for a washing machine, a radiator, tiled flooring, recessed spotlights, partially tiled walls, and a UPVC double-glazed window to the rear elevation.

## FIRST FLOOR

### Landing

10'6" x 3'0" (3.21 x 0.93)

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

### Master Bedroom

13'8" x 11'1" (4.19 x 3.65)

The main bedroom has carpeted flooring, coving to the ceiling, in-built wardrobes and overhead cupboards, a radiator, and a UPVC double-glazed bay window to the front elevation.

### Bedroom Two

11'1" x 11'1" (3.65 x 3.64)

The second bedroom has carpeted flooring, coving to the ceiling, a radiator, in-built wardrobes and overhead cupboard, and a UPVC double-glazed window to the rear elevation.

### Bedroom Three

7'4" x 7'3" (2.26 x 2.23)

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

### Bathroom

7'4" x 5'10" (2.24 x 1.79)

The bathroom has a low level dual flush W/C, a pedestal wash basin, a panelled bath, an extractor fan, a chrome heated towel rail, laminate flooring, tiled walls, and a UPVC double-glazed obscure window to the front elevation.

## OUTSIDE

### Front

To the front of the property is a driveway for off-street parking, access to the garage, and a gated access to the lean to.

### Lean To

22'9" x 6'9" (6.94 x 2.07)

The lean-to has a carpeted flooring, lighting, and power points.

### Rear

To the rear of the property is an enclosed garden featuring a patio area, a well-maintained lawn, an outside tap, and fence panelled boundaries.

## ADDITIONAL INFORMATION

Broadband Networks - Openreach, Virgin Media, CityFibre

Broadband Speed - Ultrafast available - 1800 Mbps (download) 1000 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+

Flood Risk Area - Very Low

Non-Standard Construction - No

Any Legal Restrictions - No

Other Material Issues - No

## DISCLAIMER

Council Tax Band Rating - Nottingham City 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.

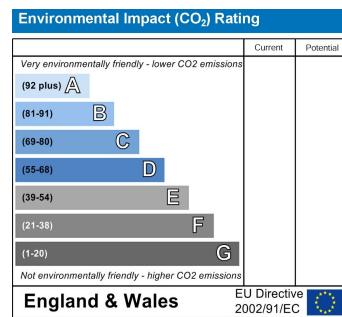
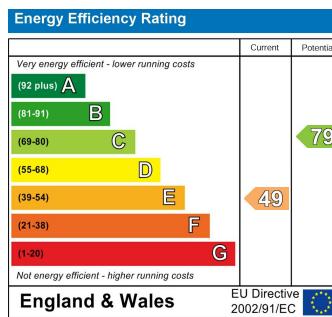
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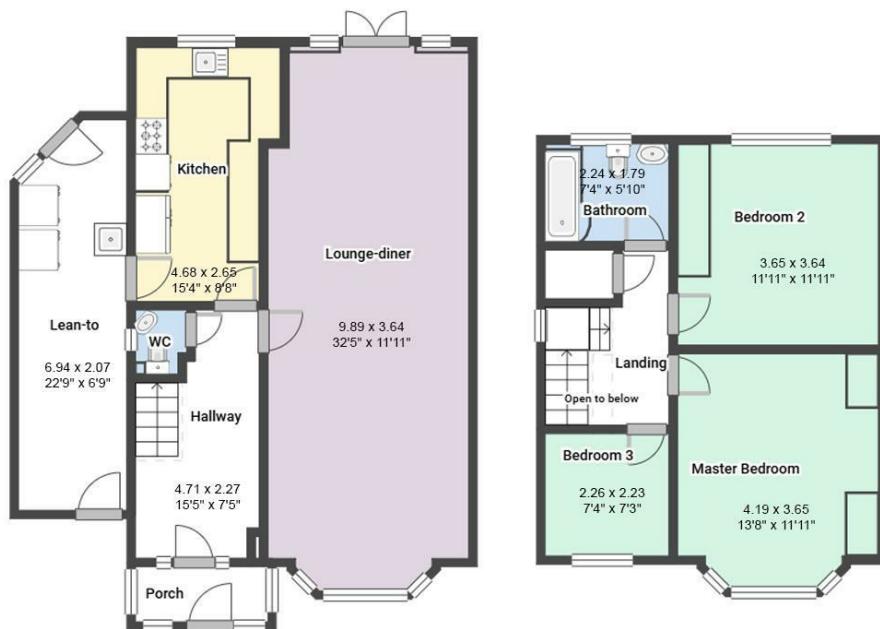
Property Tenure is Freehold

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