

HoldenCopley

PREPARE TO BE MOVED

Holme Close, Woodborough, Nottinghamshire NG14 6EX

Guide Price £475,000 - £500,000

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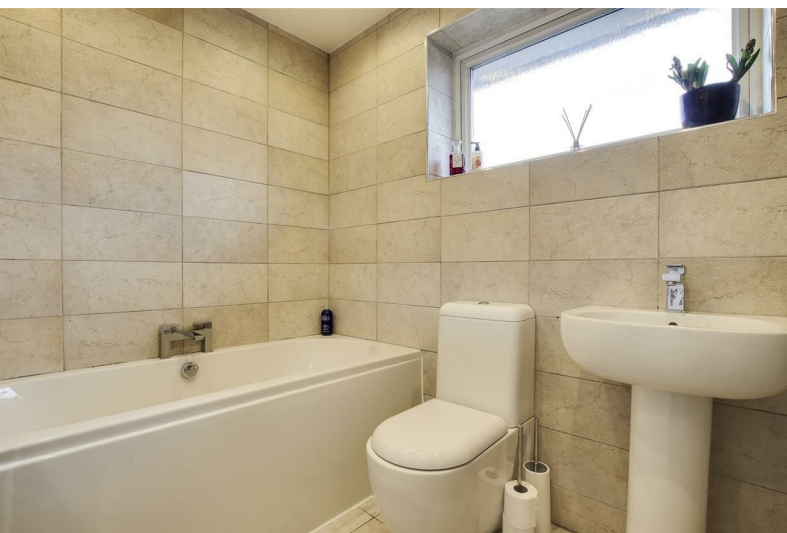


GUIDE PRICE: £475,000 - £500,000

SOUGHT AFTER VILLAGE LOCATION...

We are pleased to be bringing to the market this well presented five bedroom detached house situated in the highly sought after, award winning Woodborough Village with easy access to various schools, local amenities and lovely countryside walks. This extended property offers generous sized accommodation and would be the perfect home for any family buyer, ready to move straight in! To the ground floor is a porch and an entrance hall, a modern kitchen diner with underfloor heating, a separate utility room, a W/C, a reception room and a large living room with open access into the dining room benefiting from a vaulted ceiling allowing for plenty of light to flow through and bi-folding doors opening out to the rear garden - perfect for those summer months! The first floor offers five good sized bedrooms serviced by three bathroom suites and a dressing room to the master. Outside to the front of the property is a block paved driveway providing ample off road parking for multiple cars.

MUST BE VIEWED!





- Extended Detached House
- Five Bedrooms & A Dressing Room
- Three Bathroom Suites
- Modern Kitchen Diner With Underfloor Heating
- Three Reception Rooms
- Utility & W/C
- Plenty Of Storage Space
- Security Alarm Fitted
- Off Road Parking
- Generous Sized Garden With Shed





GROUND FLOOR

Porch

The porch has parquet flooring, UPVC double glazed windows and a UPVC door providing access into the accommodation

Entrance Hall

The entrance hall has carpeted flooring, coving to the ceiling and a radiator

Kitchen / Diner

19’8" x 11’5" (6.0 x 3.5)

The kitchen has a range of fitted gloss base and wall units with worktops and a breakfast bar, a sink and a half with a movable mixer tap and drainer, an integrated double oven, an electric hob, an integrated dishwasher, space and plumbing for an American style fridge freezer, space for a dining table, a radiator, a TV point, recessed spotlights, a wall mounted thermostat, underfloor heating, a Worcester combi-boiler, two UPVC double glazed windows to the front elevation and a single door to give side access

W/C

5’10" x 5’2" (1.8 x 1.6)

This space has a low level dual flush W/C, a wall mounted wash basin, a radiator, fully tiled walls, tiled flooring, a power socket, a wall mounted consumer unit and a UPVC double glazed obscure window to the side elevation

Utility Room

8’2" x 6’6" (2.5 x 2.0)

The utility room has fitted wall units, a rolled edge worktop, space and plumbing for a washing machine, space for a tumble dryer, parquet flooring, a radiator and a UPVC double glazed obscure window to the side elevation

Living Room

20’0" x 12’5" (6.1 x 3.8)

The living room has a radiator, coving to the ceiling, carpeted flooring, wall light fixtures, a TV point and open access to the dining room

Dining Room

20’0" x 10’9" (6.1 x 3.3)

The dining room has parquet flooring, recessed spotlights, a vaulted ceiling, a radiator, two skylight windows, LED multi-coloured lighting around the perimeter of the room and bi-folding doors opening out to the rear garden

Play Room

8’2" x 17’0" (2.5 x 5.2)

This room has a UPVC double glazed window to the rear elevation, carpeted flooring and a radiator

FIRST FLOOR

Landing / Halls

The landing and halls has carpeted flooring, in-built cupboards, access to a boarded loft with lighting and provides access to the first floor accommodation

Master Bedroom

10’5" x 15’1" (3.2 x 4.6)

The main bedroom has a UPVC double glazed window to the front elevation, carpeted flooring, a radiator, a TV point, an in-built wardrobe and access into a dressing room and an en-suite

Dressing Room

7’10" x 9’10" (2.4 x 3.0)

The dressing room has carpeted flooring, a vaulted ceiling, recessed spotlights and a skylight window

En-Suite

7’10" x 8’10" (2.4 x 2.7)

The en-suite has a low level dual flush W/C, a wall mounted wash basin, a double walk in shower enclosure with an overhead rainfall shower and a handheld shower head, a radiator, recessed spotlights and a UPVC double glazed obscure window to the front elevation

Bedroom Four

10’9" x 9’2" (3.3 x 2.8)

The fourth bedroom has a UPVC double glazed window to the front elevation, carpeted flooring and a radiator

Bathroom

11’5" x 5’10" (3.5 x 1.8)

The bathroom has a low level dual flush W/C, a wall mounted wash basin, a panelled bath with central taps, a shower enclosure with an overhead rainfall shower and wall mounted chrome fixtures, an extractor fan, floor to ceiling tiles, a chrome heated towel rail, recessed spotlights and a UPVC double glazed obscure window to the side elevation

Bedroom Five

9’2" x 9’6" (2.8 x 2.9)

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

Bedroom Three

9’6" x 10’5" (2.9 x 3.2)

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

Bedroom Two

7’10" x 13’9" (2.4 x 4.2)

The second bedroom has a UPVC double glazed window to the rear elevation, a radiator, carpeted flooring, a TV point, a vaulted ceiling and recessed spotlights

Shower Room

9’6" x 4’7" (2.9 x 1.4)

This room has a low level dual flush W/C, a wall mounted wash basin, a shower enclosure with a wall mounted electric shower, an extractor fan, partially tiled walls, a chrome heated towel rail, recessed spotlights and a UPVC double glazed obscure window to the side elevation

OUTSIDE

Front

To the front of the property is a block paved driveway providing ample off road parking

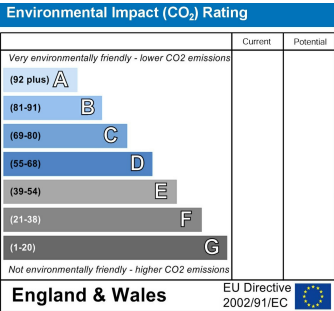
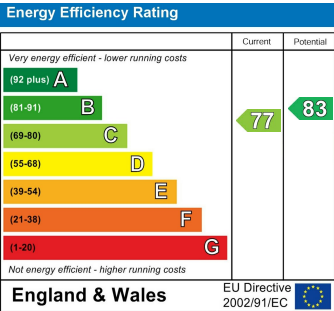
Rear

To the rear of the property is a private enclosed east-facing garden with patio, a lawn, a range of mature plants and shrubs, a shed, raised planters and fence panelling

DISCLAIMER

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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 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.



Holme Close, Woodborough, Nottinghamshire NG14 6EX



Holme. : 1st floor

Holme. : Ground floor



Approx. Gross Internal Area of the Ground floor:
1173.16 Sq Ft - 108.99 Sq M
Approx. Gross Internal Area of the Entire Property:
2104.34 Sq Ft - 195.5 Sq M

Approx. Gross Internal Area of the 1st floor:
931.19 Sq Ft - 86.51 Sq M
Approx. Gross Internal Area of the Entire Property:
2104.34 Sq Ft - 195.5 Sq M

All sizes and areas are approximate and for identification only. Not to scale.
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