

HoldenCopley

PREPARE TO BE MOVED

Patterdale Road, Woodthorpe, Nottinghamshire NG5 4LF

£600,000

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SOMETHING VERY SPECIAL...

This extended and fully renovated family residence is situated in a highly sought after location. The property has undergone a full and extensive refurbishment programme to create a phenomenal space any family buyer will be proud to call home. To the ground floor is a large entrance hall, three spacious reception rooms, a separate office, a W/C, an open plan high spec kitchen, dining and lounge area with bi-fold doors leading out to the rear. The kitchen features modern integrated appliances, a pantry and a separate utility room.

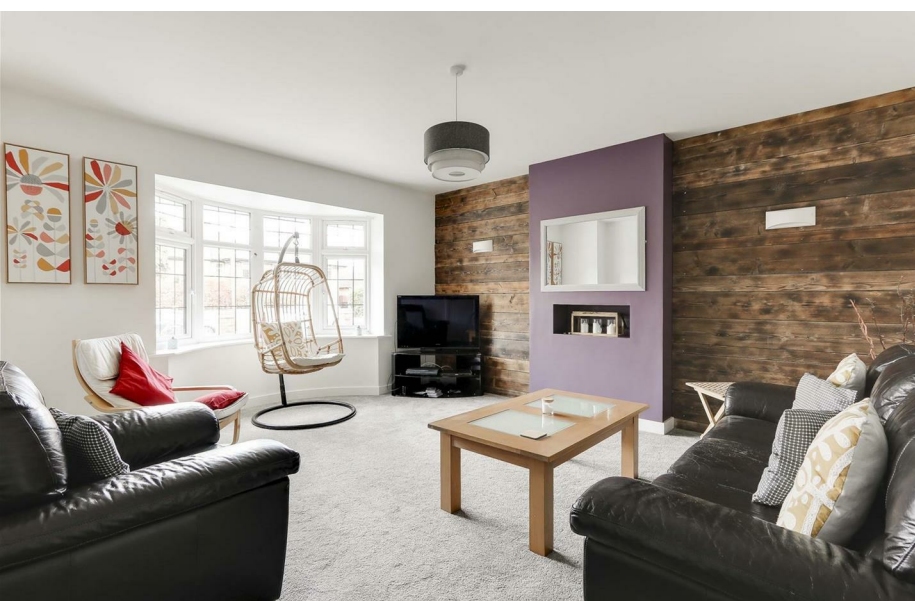
To the first floor are four generous sized bedrooms, with the master benefiting from a dressing area, a family bathroom and two en-suites.

Outside to the front of the property is a driveway providing ample off road parking for multiple vehicles and access to the garage. To the rear is a private enclosed landscaped garden with a spacious summerhouse that has electricity in - perfect for entertaining in the summer!

This house is extremely well presented throughout and ready to move straight into so an early viewing is advised.

MUST BE VIEWED





- Detached House
- Four Large Bedrooms
- Three Reception Rooms
- Hi Spec And Open Plan Kitchen
- Downstairs W/C & Utility Room
- Modern Bathroom & Two En-Suites
- Generous Sized Garden
- Driveway & Garage
- Sought After Location
- 360° Virtual Tour Available





GROUND FLOOR

Entrance Hall

The entrance hall has LED spotlights on the ceiling, a storage cupboard, double glazed windows, underfloor heating and access into the accommodation

Family Room

13'0" × 11'8" (3.98 × 3.57)

The family room has a double glazed bay window, a TV point and a radiator

W/C

This space has a low level flush WC, an extractor fan, a hand wash basin, underfloor heating and part tiled walls

Living Room

15'3" × 14'7" (4.65 × 4.47)

The lounge has a double glazed bay window, a TV point, a radiator, underfloor heating and a wood panelled feature wall

Dining Room

18'4" × 8'9" (5.59 × 2.67)

The dining room has underfloor heating

Sitting Room

22'8" × 11'8" (6.92 × 3.57)

This space has two Velux windows, underfloor heating and bi-fold doors leading out to the garden

Kitchen

21'1" × 11'8" (6.44 × 3.56)

The kitchen has a range of base and wall units, a stainless steel sink with mixed taps, an integrated double oven, a gas hob with extractor fan, an integrated fridge freezer, an integrated dishwasher, an integrated wine cooler, underfloor heating, a pantry cupboard, LED spotlights on the ceiling, two Velux windows, a double glazed window and access to the rear

Pantry

5'1" × 3'8" (1.56 × 1.12)

Utility Room

11'10" × 8'6" (3.62 × 2.60)

The utility room has a range of base and wall units, a stainless steel sink with mixed taps, space and plumbing for a washing machine, space for a dryer, built in storage cupboards, underfloor heating and a double glazed window

Separate Office

8'8" × 7'8" (2.66 × 2.35)

The office has a double glazed window

FIRST FLOOR

Landing

The landing has a double glazed window, a radiator, storage cupboards and access to the first floor accommodation

Master Bedroom

15'2" × 11'4" (4.63 × 3.46)

The master bedroom has a double glazed window, a radiator, access to the en-suite and a dressing room

Dressing Room

8'5" × 7'3" (2.59 × 2.22)

The dressing room has a radiator and a double glazed window

En-Suite

8'6" × 8'1" (2.61 × 2.47)

The en-suite has a low level flush WC, a hand wash basin, a walk in shower, a chrome heated towel rail, double glazed windows, an extractor fan and LED spotlights on the ceiling

Bedroom Two

14'11" × 9'3" (4.57 × 2.82)

The second bedroom has a double glazed window, a radiator, built in mirror sliding door wardrobes and access to a second en-suite

En-Suite Two

5'9" × 4'9" (1.77 × 1.45)

The second en-suite has a low level flush WC, a hand wash basin, a walk in shower, a heated towel rail, double glazed window, tiled walls, an extractor fan and LED spotlights on the ceiling

Bedroom Three

13'0" × 11'8" (3.97 × 3.56)

The third bedroom has a double glazed window, a radiator and a built in sliding mirror door wardrobe

Bedroom Four

12'1" × 8'7" (3.69 × 2.63)

The fourth bedroom has a double glazed window, a radiator and a built in sliding mirror door wardrobe

Bathroom

12'3" × 6'5" (3.74 × 1.97)

The bathroom has a low level flush WC, a hand wash basin, a Jacuzzi style bath, a chrome heated towel rail, part tiled walls, double glazed window, an extractor fan and LED spotlights on the ceiling

OUTSIDE

Garage

16'5" × 8'8" (5.02 × 2.65)

Front

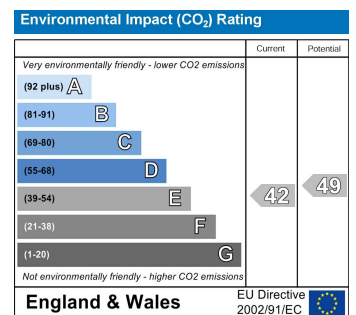
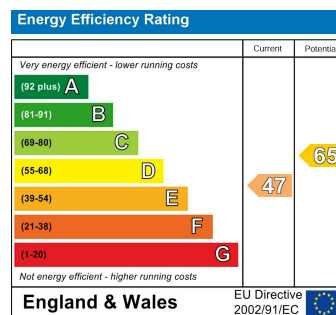
To the front of the property is a block paved driveway with gated access to the side and rear

Rear

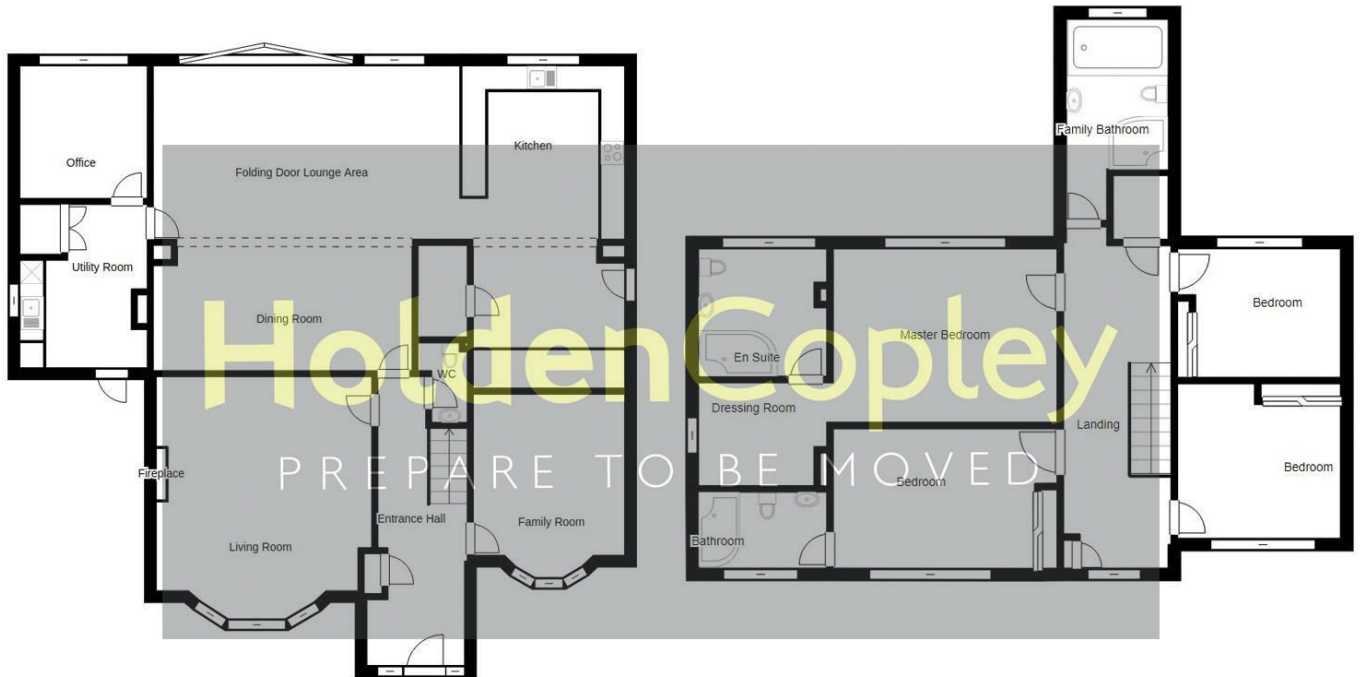
To the rear of the property is a private enclosed garden with a patio area, a lawn, a summer house and a range of plants and shrubs

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