



Hereford Road  
Woodthorpe, Nottingham NG5 4HZ

**Guide Price £315,000 Freehold**

A BEAUTIFUL THREE BEDROOM  
DETACHED FAMILY HOME SITUATED IN  
WOODTHORPE, NOTTINGHAM.



\*\*\*GUIDE PRICE £315,000 - £325,000\*\*\*

\*\* OPEN DAY 21st September - 12pm \*\*

Robert Ellis Estate Agents are delighted to offer to the market this beautiful THREE BEDROOM DETACHED FAMILY HOME situated in the desirable location of Woodthorpe, Nottingham.

This home would be perfect for a family who are looking to live close to local schools, high streets; such as Mapperley, Arnold and Sherwood and transport links which offers bus routes in and out of Nottingham City Centre.

Upon entry, you are greeted by an entrance hallway which leads to the downstairs WC, bay fronted spacious lounge and dining kitchen with modern fitted units, built-in appliances, breakfast island with an integrated 8 ring induction hob with pop up extractor fan and ample seating and dining space.

The stairs lead up to the landing, first double bedroom, second double bedroom, third bedroom and family bathroom with a modern three-piece suite and underfloor heating.

To the front of the property there is a gated low maintenance patio area with a range of shrubbery and plants in movable modern planters. To the rear, there is an enclosed rear garden with a patio area, a decked area and further patio area with ample space for outdoor seating and entertaining.

The property also benefits from an air-source heat pump, triple and double glazed windows, underfloor bathroom heating, an off road parking space and freestanding garage to the rear with electric car charge point.

An early viewing is highly recommended to appreciate the accommodation on offer.



### Entrance Hallway

Feature stained glass entrance door to the front elevation leading into the Entrance Hallway with the original stained glass that has been encapsulated and triple glazed windows to the side and above. Wooden flooring. Wall mounted radiator. Ceiling light points. Feature wooden panelling. Natural wooden staircase leading to the First Floor Landing. Built-in under the stairs cupboard. Internal doors leading into the Lounge / Dining Room, Kitchen Living Diner and Ground Floor WC

### Lounge / Dining Room

11'5" x 12'10" approx (3.49 x 3.92 approx)  
Triple glazed bay fronted window to the front elevation with wooden shutters. Wooden flooring. Wall mounted radiator. Ceiling light point. Feature multi-fuel log burner

### Kitchen Living Diner

18'7" x 21'5" approx (5.68 x 6.55 approx)  
3 x Velux roof windows to the rear elevation with integrated blinds. Double glazed French doors and double glazed door and windows to the rear elevation leading to the enclosed rear garden. Amtico and solid oak wooden flooring. Wall mounted radiator. Ceiling light point. Recessed spotlights to the ceiling. Range of fitted wall and base units incorporating worksurfaces above. Breakfast island with ample storage cupboards/shelving, seating space and integrated 8 ring induction hob with pop up extractor fan. Double sink and drainer unit with dual heat tap. Integrated electric oven. Microwave. 70/30 fridge freezer. Multi-fuel log burner. Space and plumbing for an automatic washing machine. Space and point for a freestanding tumble dryer or dishwasher

### Ground Floor WC

Double glazed window to the side elevation. Linoleum flooring. Tiled splashbacks. Ceiling light point. Dado rail. Corner sink with hot and cold taps. Low level flush WC

### First Floor Landing

Double glazed window to the side elevation. Wooden flooring. Wall mounted radiator. Ceiling light point. Loft access hatch (Partly boarded, light, housing air-source heat pump cylinder) Internal door leading into Bedroom 1, 2, 3 and Family Bathroom

### Bedroom 1

15'5" x 11'6" approx (4.70 x 3.51 approx)  
Triple glazed bay fronted window to the front elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point. Picture rail

### Bedroom 2

11'6" x 11'6" approx (3.51 x 3.51 approx)  
Double glazed window to the rear elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point. Picture rail. Built-in double wardrobe

### Bedroom 3

6'11" x 7'11" approx (2.13 x 2.43 approx)  
Triple glazed window to the front elevation. Laminate flooring. Wall mounted radiator. Ceiling light point. Dado rail

### Family Bathroom

6'11" x 9'5" approx (2.11 x 2.88 approx)  
Double glazed windows to the side and rear elevations. Tiled flooring with underfloor heating. Tiled splashbacks. Wall mounted chrome towel radiator. Recessed spotlights to the ceiling. Modern 3 piece bathroom suite comprising of a walk-in glass shower enclosure with a mains fed shower with a waterfall shower head and handheld shower head attachment, vanity wash hand basin with dual heat tap with storage cupboards below and a low level flush WC. Built-in wall mounted storage cupboards. Wall mounted demisting mirror with lighting

### Front of Property

To the front of the property there is a gated low maintenance patio area with a range of shrubbery and plants in movable modern planters with brick wall surrounding and secure gated access to the rear of the property

### Rear of Property

To the rear of the property there is an enclosed landscaped rear garden with a patio area with steps leading down to a modern composite decked area and further patio area with ample space for outdoor seating and entertaining, further steps leading to the freestanding garage. Brick wall and fencing surrounding, outside water tap, outside electric point and secure gated access to the front of the property

### Freestanding Garage

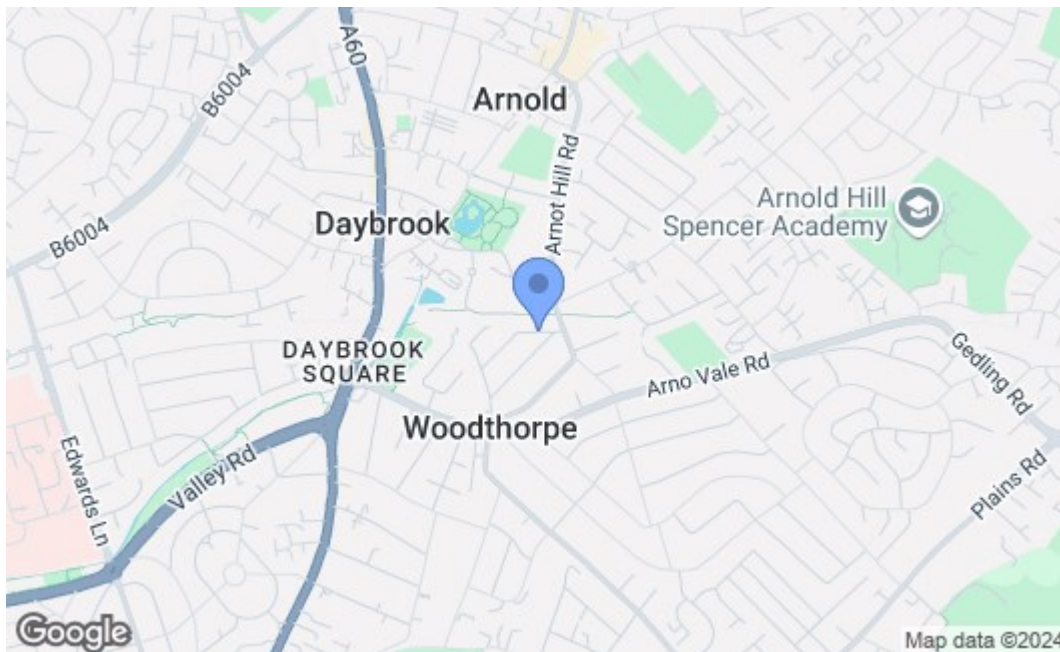
16'0" x 8'3" min approx (4.89 x 2.52 min approx)  
Power and lighting. Further off road parking space in front of garage with electric car charge point

### Agents Notes: Additional Information

Council Tax Band: D  
Local Authority: Gedling  
Electricity: Mains supply  
Water: Mains supply  
Heating: Air source heat pump  
Septic Tank : No  
Broadband: BT, Sky, Virgin cable  
Broadband Speed: Standard 20mbps Ultrafast 1000mbps  
Phone Signal: 02, Vodafone, EE, Three  
Sewage: Mains supply  
Flood Risk: No flooding in the past 5 years  
Flood Defences: No  
Non-Standard Construction: No  
Any Legal Restrictions: No  
Other Material Issues: No



Robert Ellis  
ESTATE AGENTS



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

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.