



Park Road
Woodthorpe, Nottingham NG5 4HR

A THREE-BEDROOM DETACHED FAMILY
HOME SITUATED IN WOODTHORPE,
NOTTINGHAM

Offers In The Region Of

£275,000 - £300,000

0115 648 5485



/robertellisestateagent



@robertellisea



**** IDEAL DETACHED FAMILY HOME ** MUST VIEW ****

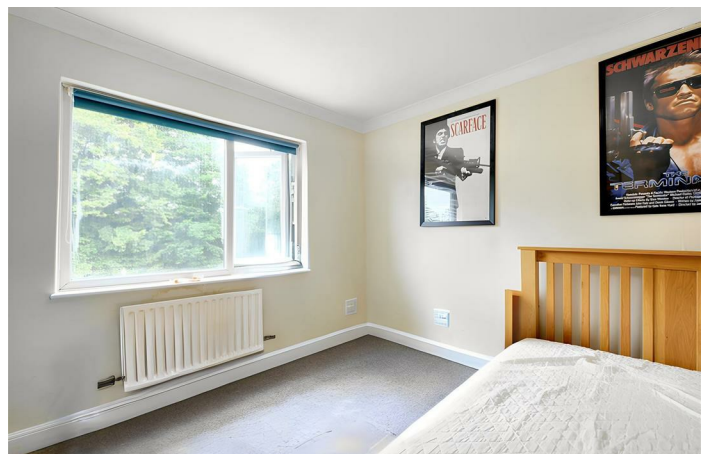
Robert Ellis Estate Agents are delighted to offer to the market this Spacious THREE-BEDROOM DETACHED FAMILY HOME situated in Woodthorpe, Nottingham.

The property is positioned within the desirable location of Woodthorpe, Nottingham, which is a popular location for families as it is within walking distance from local schools such as, Good Sheppard, Woodthorpe Infants, Emehale, Amo Vale & Arnold Hill Academy. The home is also a stone's throw away from Arnold town centre accommodating local amenities, shops and restaurants. Alongside this, it offers easily accessible transport links into Mapperley, Nottingham City centre and surrounding villages/towns.

In brief the property comprises of an entrance porch, entrance hallway, fitted kitchen, open plan lounge/diner, conservatory, lobby and integral garage. On the first floor there is the FIRST DOUBLE bedroom, SECOND DOUBLE bedroom, THIRD bedroom and a separate family bathroom with a modern 3-piece suite.

To the front of the property there is a low maintenance block paved patio garden with access into the integral garage. To the rear, there is a good sized tiered enclosed rear garden with a large paved patio area, large garden laid to lawn, additional garden space to the rear with access to the park. This garden is a very versatile space which could be used as a family play area, outdoor entertaining space or a large vegetable plot. The views over the neighbouring park are fantastic and ideal for growing families.

The property also benefits from two large cellar rooms, perfect for storage. Do not miss out on this fantastic opportunity, call us today to arrange your viewing!



Entrance Porch

2'3" x 6'6" approx (0.7 x 2 approx)

UPVC double glazed door to the front elevation leading into the Entrance Porch with UPVC double glazed windows to the front and side. Tiled flooring. Ceiling light point

Entrance Hallway

6'08 x 6'03 approx (2.03m x 1.91m approx)

Internal glazed door to the front elevation leading into the Entrance Hallway with glazed windows to the side. Wooden flooring. Wall mounted double radiator. Wall light points. Coving to the ceiling. Carpeted staircase to the First Floor Landing. Internal doors leading into the Open Plan Lounge Diner and Kitchen

Dining Room

12' x 10'5 approx (3.66m x 3.18m approx)

UPVC double glazed sliding doors to the rear elevation leading into the Conservatory. Carpeted flooring. Ceiling light point. Coving to the ceiling. Ceiling rose. Archway open through to Lounge

Lounge

14'1 x 12'9 approx (4.29m x 3.89m approx)

UPVC double glazed sectional bay fronted window to the front elevation. Carpeted flooring. Wall mounted double radiator. Ceiling light point. Coving to the ceiling. Ceiling rose. Feature cast iron multi fuel burner with wooden mantel and slate hearth

Conservatory

9'5 x 12'8 approx (2.87m x 3.86m approx)

UPVC double glazed windows to the side and rear elevations. UPVC double glazed sliding doors to the side elevation leading out to the enclosed rear garden. Power Supply

Kitchen

13'07 x 7'10 approx (4.14m x 2.39m approx)

UPVC double glazed windows to the rear elevation. Tiled flooring. Tiled splashbacks. Wall mounted towel radiator. Recessed spotlights to the ceiling. Range of fitted wall and base units incorporating worksurfaces above. Stainless steel sink and drainer unit with swan neck dual heat tap. Space and point for freestanding range cooker. Space and point for freestanding American style fridge freezer. Internal door leading to Lobby and a further door leading down to Cellar

Lobby

10'4 x 3'11 approx (3.15m x 1.19m approx)

Ceiling light point. Rear entrance door leading out to the enclosed rear garden. Internal door leading into the Integral Garage

Integral Garage

15'2 x 9'9 approx (4.62m x 2.97m approx)

Wooden doors to the front elevation. Ceiling light points. Power Supply

First Floor Landing

UPVC double glazed window to the side elevation. Carpeted flooring. Ceiling light point. Coving to the ceiling. Internal doors leading into Bedroom 1, 2, 3 and Family Bathroom

Bedroom 1

13'09 x 10'11 approx (4.19m x 3.33m approx)

UPVC double glazed sectional bay fronted window to the front elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point. Coving to the ceiling. Built-in double wardrobes with storage and wall light points

Bedroom 2

10'9 x 10'6 approx (3.28m x 3.20m approx)

UPVC double glazed window to the rear elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point. Coving to the ceiling. Built-in storage cupboard housing hot water cylinder

Bedroom 3

8'11 x 8'10 approx (2.72m x 2.69m approx)

UPVC double glazed window to the front elevation. Laminate flooring. Wall mounted radiator. Ceiling light point

Family Bathroom

6'6 x 8'6 approx (1.98m x 2.59m approx)

UPVC double glazed window to the rear elevation. Tiled flooring. Tiled splashbacks. Wall mounted radiator. Ceiling light point. Modern white 3 piece suite comprising of a P shaped panel bath with dual heat tap and mains fed shower above, pedestal wash hand basin with dual heat tap and a low level flush WC

Cellar Lobby

Ceiling light point. Archway open through to Cellar Room 1 and 2

Cellar Room 1

12'6 x 13'4 approx (3.81m x 4.06m approx)

Carpeted flooring. Wall mounted radiator. Ceiling light point. Recessed spotlights to the ceiling. Archway open through to the Cellar Room 2

Cellar Room 2

11'06 x 11'05 approx (3.51m x 3.48m approx)

Ceiling light point. Wall mounted radiator. Space and plumbing for an automatic washing machine. Space and point for an freestanding tumble dryer

Front of Property

To the front of the property there is a low maintenance block paved patio garden with brick wall to the boundaries. Access into the Integral Garage

Rear of Property

To the rear of the property there is a good sized tiered enclosed rear garden with a large paved patio area, large garden laid to lawn, additional garden space to the rear with access to the neighbouring park. This garden is a very versatile space which could be used as a family play area, outdoor entertaining space or a large vegetable plot

Agents Notes: Additional Information

Council Tax Band: D

Local Authority: Gedling

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky

Broadband Speed: Standard 20mbps Ultrafast 1000mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

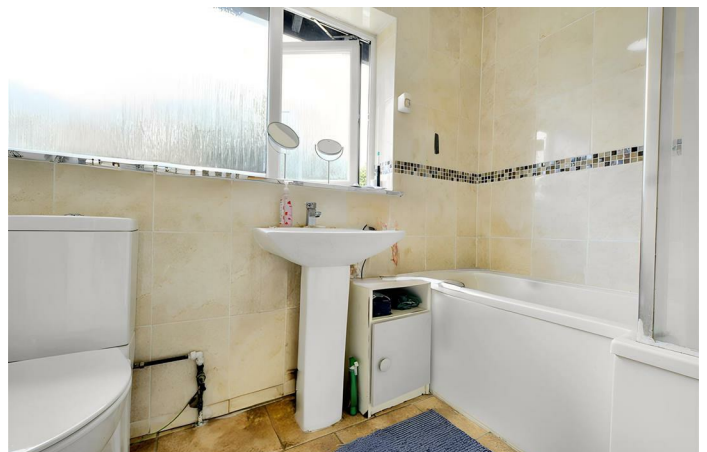
Flood Risk: No flooding in the past 5 years

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 | | | 85 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 56 | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |
| Environmental Impact (CO ₂) Rating | | Current | Potential |
| Very environmentally friendly - lower CO ₂ 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 ₂ emissions | | | |
| England & Wales | | 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.