



Aylesham Avenue  
Woodthorpe View, Nottingham NG5 6PP

**£365,000 Freehold**

A WELL PRESENTED THREE BEDROOM  
DETACHED FAMILY HOME SITUATED IN  
WOODTHORPE VIEW.



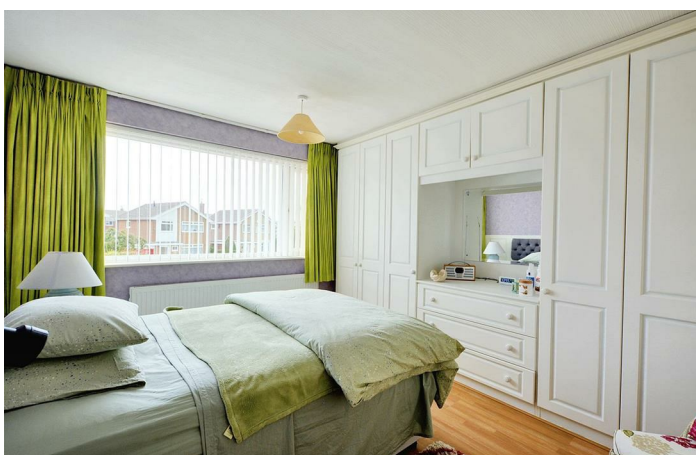
Robert Ellis Estate Agents are delighted to offer for sale this fantastic THREE BEDROOM DETACHED FAMILY home in a sought-after area of Woodthorpe View which is ideally located within close proximity to local schools, shops and transport links.

Just a short stroll away, you'll find parks, green spaces, and the old railway track leading to Arnot Hill Park. The area also offers top schools for all ages, quick access to Arnold high street with its variety of shops, bars, restaurants, a library, leisure centre, and regular transport links to Nottingham City Centre.

The ground floor offers a welcoming hallway, a convenient WC, a bright dual-aspect lounge diner with French doors opening to the garden, a sleek kitchen with integrated appliances and USB sockets, and a handy utility room with extra storage. Upstairs, three generously sized bedrooms are served by a contemporary bathroom suite with a walk-in shower.

Outside, the front of the property includes a well-kept front garden, a driveway, and a garage for off-road parking. The rear garden is perfect for outdoor living, complete with a seating area, lawn, fruit trees, and a veggie patch. This is a must-see!

**DO NOT MISS OUT ON THIS OPPORTUNITY TO ACQUIRE SUCH AN AMAZING HOME! CALL US TODAY TO ARRANGE YOUR VIEWING.**



### Entrance Hallway

UPVC double glazed entrance door to the front elevation. Wood effect laminate flooring. Wall mounted radiator. Staircase to the first floor landing. Internal doors leading into the open plan lounge diner, kitchen and ground floor WC.

### Lounge Diner

24'6" x 11'10" approx (7.49 x 3.61 approx)

Double glazed window to the front elevation. Wood effect laminate flooring. Wall mounted radiators. Wall light points. Feature fireplace with tiled hearth and surround. Tv point. Double glazed French doors leading out to the enclosed rear garden.

### Kitchen

13'6" x 8'9" approx (4.14 x 2.69 approx)

Double glazed windows to the side and rear elevations. Tiled flooring. Splashbacks. Spotlights to the ceiling. A range of wall and base units with worksurfaces over. Breakfast bar with ample seating space. Sink and drainer unit with dual heat tap. Integrated Neff electric fan oven. 4 ring hob with extractor hood above. Integrated fridge freezer. Integrated Bosch microwave. Integrated Neff dishwasher. AEG washing machine. Pantry cupboard. Internal door leading into the large cloak/utility room.

### Large Cloak / Utility Room

7'5" x 10'0" approx (2.27 x 3.06 approx)

Double glazed French doors leading out to the enclosed rear garden. Linoleum flooring. Vertical wall mounted radiator. Spotlights to the ceiling. A range of fitted cupboards. Fitted shelving.

### Ground Floor WC

2'9" x 5'3" approx (0.86 x 1.62 approx)

Double glazed window to the front elevation. Wood effect laminate flooring. Tiled splashbacks. Spotlights to the ceiling. Wall mounted radiator. Vanity hand wash basin with hot and cold taps with storage cupboards below. WC

### First Floor Landing

Double glazed window to the side elevation. Carpeted flooring. Loft access hatch. Internal doors leading into bedroom 1, 2, 3 and the shower room. Airing cupboard and wall mounted radiator sand perfect for storage.

### Bedroom 1

12'0" x 10'9" approx (3.68 x 3.29 approx)

Double glazed window to the front elevation. Laminate flooring. Wall mounted radiator. A range of fitted triple wardrobes and drawers.

### Bedroom 2

10'2" x 11'9" approx (3.12 x 3.59 approx)

Double glazed window to the rear elevation. Carpeted flooring. Wall mounted radiator. Spotlights to the ceiling. A range of fitted double wardrobes and fitted vanity table with drawers.

### Bedroom 3

7'4" x 9'2" approx (2.26 x 2.80 approx)

Double glazed window to the front elevation. Laminate flooring. Wall mounted radiator. Spotlights to the ceiling.

### Shower Room

5'6" x 7'1" approx (1.68 x 2.16 approx)

Double glazed window to the rear elevation. Tiled flooring. Tiled splashbacks. Wall mounted radiator. Spotlights to the ceiling. 3 piece suite comprising of a walk-in shower enclosure with a mains fed rain water shower head and handheld shower attachment, vanity hand wash basin with dual heat tap with storage cupboards below and a WC. Bluetooth mirror with built-in lighting.

### Front of Property

To the front of the property there is a secure gated block paved driveway providing off the road parking with access into the garage. A low maintenance pebble garden. Secure gated access to the rear of the property. Brick wall and fencing to the boundaries.

### Rear of Property

To the rear of the property there is an enclosed rear garden with a large paved patio area, large laid to lawn area, pathway to the rear, raised flower beds, planters, apple trees, a pear tree and a plum tree with hedging and fencing to the boundaries.

### Garage

8'2" x 17'0" approx (2.50 x 5.20 approx)

Up and over door. Power and lighting. Housing combination boiler (fitted in 2021)

### 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, Virgin, Fibre

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

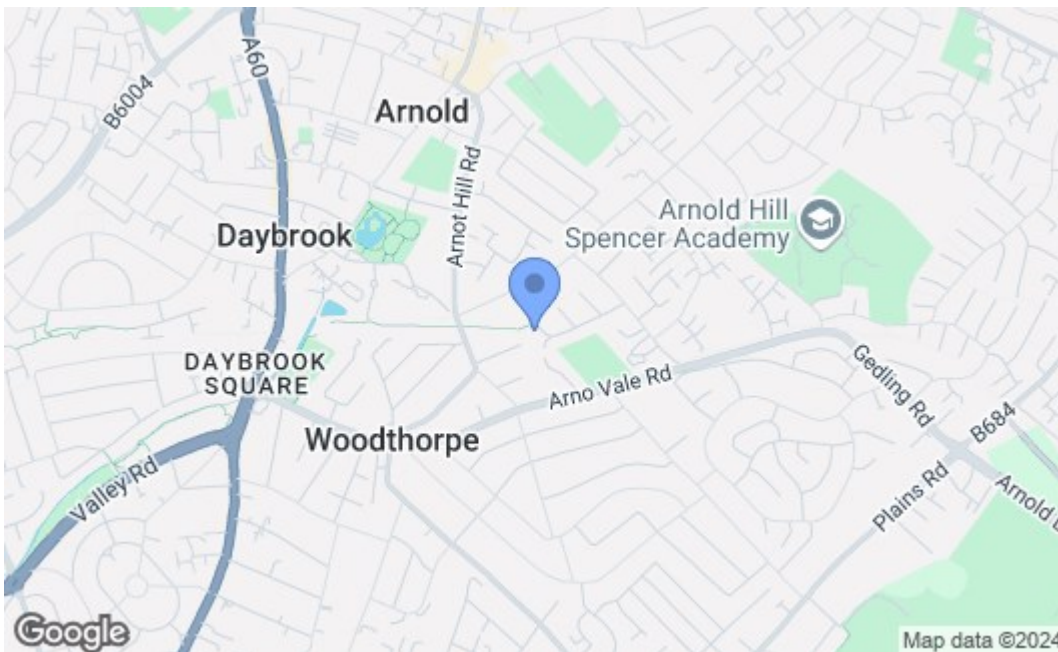
Non-Standard Construction: No

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			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		68	81
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		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.