



Weaverthorpe Road  
Woodthorpe, Nottingham NG5 4ND

**Asking Price £300,000 Freehold**

A THREE BEDROOM DETACHED FAMILY HOME FOR SALE IN WOODTHORPE, NOTTINGHAM!



**\*\*MUST VIEW!\*\* NO CHAIN!\*\***

Robert Ellis Estate Agents are delighted to offer to the market this spacious three-bedroom detached home, located in the highly sought-after area of Woodthorpe, Nottingham.

Conveniently positioned close to local schools, shops, and excellent transport links, this property is perfect for families or professionals seeking a versatile living space in a fantastic location.

The ground floor accommodation comprises a welcoming entrance hallway, a bright and airy lounge, dining room, a practical kitchen, and a rear extension offering additional flexible living space, ideal for a playroom, home office, or snug. A convenient downstairs WC completes the ground floor.

To the first floor are three well-proportioned bedrooms, a family bathroom, and a separate WC for added practicality.

Externally, the property benefits from a private driveway, a single garage, and attractive front and rear gardens, providing excellent outdoor space for relaxation and entertaining.

This property presents a wonderful opportunity to acquire a spacious family home in a highly desirable area.

An early viewing is highly recommended!



### Front of Property

To the front of the property is laid to lawn with a driveway providing off road parking with secure gated access to the carport.

### Entrance Hallway

A composite entrance door with a double glazed window either side leads to the entrance hallway which comprises door to lounge, door to kitchen, door to downstairs WC, large wall mounted radiator, under stairs storage cupboard, ceiling light point and carpeted flooring, full serviced alarm pad for additional security.

### Downstairs WC

2'7" x 4'3" approx (0.80 x 1.30 approx)

The useful downstairs WC comprises carpeted flooring, WC.

### Lounge

12'4" x 15'2" approx (3.78 x 4.64 approx)

The lounge comprises UPVC double glazed window to the front elevation, coving to the ceiling, TV point, carpeted flooring, wall light points, feature fireplace with marble hearth and surround with living flame gas fire, glazed double doors leading to the dining area.

### Dining Room

8'8" x 9'8" approx (2.66 x 2.95 approx)

The dining room comprises carpeted flooring, wall mounted radiator, coving to the ceiling, ceiling light point, wall light points, glazed double doors leading to the lounge, glazed door leading to kitchen, archway leading to sunroom.

### Sunroom

8'10" x 11'1" approx (2.70 x 3.39 approx)

This extension to the property adds a sunroom which comprises carpeted flooring, exposed brick, spotlights to the ceiling, wall mounted radiator, UPVC double glazed window to the side elevation, UPVC double glazed French doors leading to the rear garden.

### Kitchen

9'8" x 10'2" approx (2.97 x 3.10 approx)

The kitchen comprises a range of matching wall, base and drawer units with work surfaces over incorporating a sink and drainer unit with mixer tap over, fridge, space and plumbing for a washing machine, cooker, tiled splashbacks, tiled flooring, UPVC double glazed window to the rear elevation, composite door to the side elevation.

### First Floor Landing

Carpeted stairs leading up to carpeted first floor landing comprising UPVC tilt and turn double glazed window to the side elevation, built-in storage cupboard housing the boiler.

### Bedroom 1

11'11" x 12'1" approx (3.64 x 3.69 approx)

This bedroom comprises UPVC double glazed window to the rear elevation, wall mounted radiator, carpeted flooring, built-in storage.

### Bedroom 2

10'8" x 10'1" approx (3.26 x 3.09 approx)

This bedroom comprises UPVC double glazed window to the front elevation, wall mounted radiator, carpeted flooring, built-in storage.

### Bedroom 3

9'1" x 7'8" approx (2.79 x 2.35 approx)

This bedroom comprises UPVC double glazed window to the front elevation, wall mounted radiator, carpeted flooring, built-in storage, access to the loft.

### Separate WC

2'7" x 4'0" approx (0.79 x 1.22 approx)

Separate WC comprises caridean flooring, tiled walls, WC, UPVC double glazed window to the side elevation.

### Bathroom

7'0" x 5'5" approx (2.14 x 1.66 approx)

This bathroom comprises tiled flooring, tiled splashbacks, panelled bath with electric shower over and a shower screen, UPVC double glazed window to the rear elevation, wall mounted radiator, wash hand basin with separate hot and cold tap.

### Garage

8'3" x 18'0" approx (2.52 x 5.50 approx)

The carport leads to the garage with an up and over door, power and lighting, UPVC double glazed window to the rear.

### Rear of Property

To the rear of the property there is a large enclosed rear garden comprising a paved patio area with steps leading down to a large lawned area with greenhouse, garden is surrounded by fencing with a range of mature plants and trees planted to the borders.

### 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

Broadband Speed: Standard 20mbps Ultrafast 1000mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

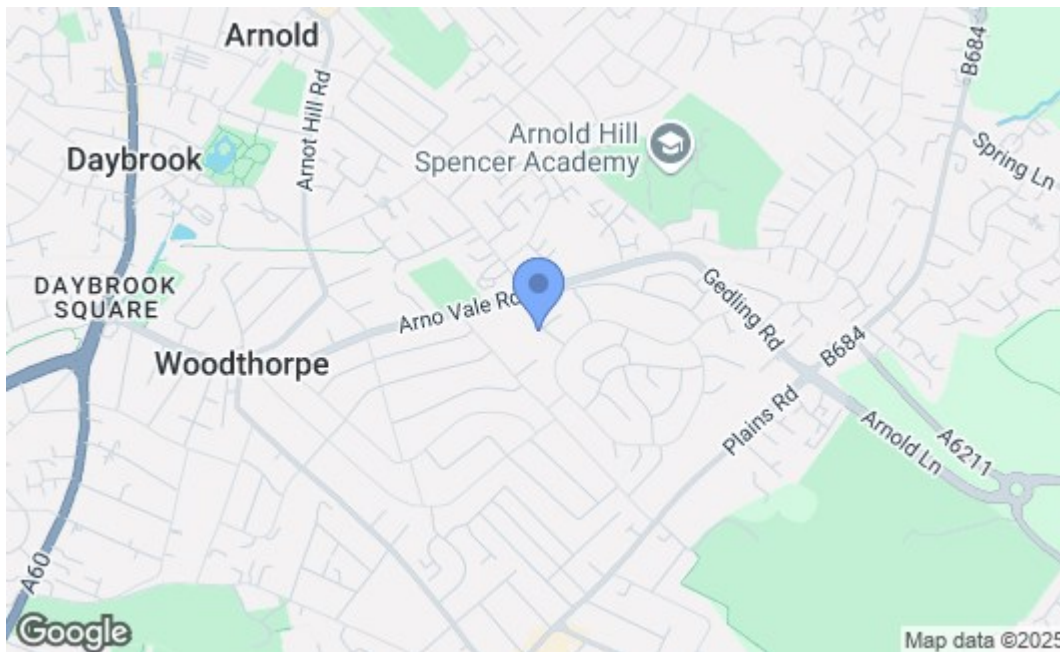
Flood Defences: No

Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(69-80) C			
(55-68) D		57	
(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>			
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.