



Wadham Road  
Woodthorpe, Nottingham NG5 4JB

**£370,000 Freehold**

FOUR BEDROOM DETACHED FAMILY  
PROPERTY SELLING WITH NO UPWARD  
CHAIN.





Robert Ellis Estate Agents are delighted to offer this spacious four-bedroom detached family home, which is being sold with no upward chain. Situated in the highly sought-after area of Woodthorpe, Nottingham, this property is ideal for families looking for a generously sized home in a convenient and desirable location, close to schools, shops, and excellent transport links.

As you step into the property, you are greeted by a bright and welcoming entrance hallway that leads to the main living spaces. The lounge is a spacious and light-filled room, perfect for relaxing with family or entertaining friends. The property also boasts a modern open plan dining kitchen, fitted with contemporary units that provide ample storage and worktop space, along with an area for dining. A downstairs WC adds further convenience to the layout of the home.

On the first floor, the property offers four well-proportioned bedrooms. The master bedroom is a generously sized double, while the second bedroom also provides a spacious double room. The third and fourth bedrooms are versatile and can be used as additional bedrooms, guest accommodation, or home office spaces, depending on your needs. The family bathroom is fitted with a modern five-piece suite, creating a stylish and practical space.

Externally, the property features a front garden with attractive planting. To the rear, there is an enclosed garden that includes a combination of patio and lawn, providing an ideal space for outdoor seating, dining, or entertaining during the warmer months. The property also benefits from a driveway and a garage, offering off-road parking and additional storage.

Located in the desirable area of Woodthorpe, this home is close to local amenities, including popular high streets such as Mapperley, Arnold, and Sherwood, which provide a variety of shops, restaurants, and cafés. The property is also well connected to Nottingham City Centre with excellent transport links, making it an ideal choice for commuters.

With no upward chain, this is a fantastic opportunity for buyers seeking a straightforward purchase. Early viewing is highly recommended to fully appreciate the size, style, and location of this wonderful family home. Contact Robert Ellis Estate Agents today to arrange your viewing.



### Front of Property

To the front of the property there is a driveway low maintenance garden with shrubs planted to the borders, stone wall to the boundaries, pathway to the front entrance door and driveway to the side elevation leading to garage.

### Entrance Porch

Open storm porch to the front elevation with original Minton tile flooring, UPVC double glazed door leading to inner entrance hallway.

### Inner Entrance Hallway

14' x 7'11 approx (4.27m x 2.41m approx)  
Staircasing leading to the first floor landing, ceiling light point, wall mounted radiator, original flooring, part panelling to walls, picture rail, under stair storage cupboard, doors leading off too

### Ground Floor WC

4'10 x 2'8 approx (1.47m x 0.81m approx)  
UPVC double glazed window to the side elevation, low level flush WC, wall mounted radiator.

### Living Room

11'7 x 17'11 approx (3.53m x 5.46m approx)  
UPVC double glazed window to the front elevation with additional UPVC double glazed leaded window to the side, ceiling light point, feature fireplace incorporating wooden mantle with stone hearth and surround and inset living flame gas fire.

### Open Plan Dining Kitchen

12'11 x 19'10 approx (3.94m x 6.05m approx)  
This spacious open plan dining kitchen benefits from having a range of matching wall and base units incorporating laminate work surfaces over, integrated NEFF microwave oven, 1 1/2 bowl sink with mixer tap over, induction hob with built-in extractor hood above, tiled splashbacks, integrated fridge and freezer, integrated washing machine, UPVC double glazed windows to side and rear elevations, UPVC double glazed sliding patio doors leading to enclosed rear garden, wall mounted double radiator, ceiling light points, laminate floor covering, feature electric fireplace, kickboard heater.

### First Floor Landing

UPVC double glazed leaded window to the side elevation, ceiling light point, panelled doors leading off too

### Storage

5' x 3'6 approx (1.52m x 1.07m approx)  
UPVC double glazed window to the side elevation, ceiling light point, loft access hatch.

### Bedroom One

12' x 14'01 approx (3.66m x 4.29m approx)  
UPVC double glazed sectional bay window to the front elevation, wall mounted radiator, ceiling light points.

### Bedroom Two

11'9 x 6'07 approx (3.58m x 2.01m approx)  
UPVC double glazed window to the side elevation, wall mounted radiator, ceiling light point, picture rail.

### Bedroom Three

11'06 x 10'01 approx (3.51m x 3.07m approx)  
UPVC doubled glazed window to the rear elevation, wall mounted radiator, ceiling light point, original feature decorative tiled fireplace.

### Bedroom Four

8' x 8' approx (2.44m x 2.44m approx)  
UPVC double glazed sectional window to the front elevation, wall mounted radiator, ceiling light point, picture rail.

### Family Bathroom

7'11 x 9'05 approx (2.41m x 2.87m approx)  
Four piece suite comprising corner jacuzzi bath with mixer show attachment over, walk-in shower enclosure with mains fed shower above, bidet, low level flush WC, semi recessed vanity wash hand basin with storage cupboards below, UPVC double glazed windows to rear and side elevations, chrome heated towel rail, tiled splashbacks, ceiling light point, laminate floor covering, wall mounted radiator.

### Rear of Property

To the rear of the property there is an enclosed rear garden with patio area, garden store, rear access to garage and garden laid mainly to lawn, mature shrubs and trees planted to the borders, fencing to the boundaries.

### Garage

8' x 18'4 approx (2.44m x 5.59m approx)  
Up and over door to the front elevation, light and power, rear window, side access door.

### 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





Robert Ellis  
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		61	
(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.