



Nethermere Lane,
Woodhouse Park, Nottingham
NG8 6FA

£325,000 Freehold



Situated in a now established development known locally as "Woodhouse Park" which is positioned within easy reach of excellent nearby transport networks such as the A52, M1, Nottingham electric tram terminus, and nearby train stations for further afield. There is also easy access to good schooling for all ages, fantastic open countryside, and nearby walks, as well as shopping facilities and general amenities.

This fantastic property would be considered an ideal opportunity for a large variety of buyers including young professionals, growing families or anyone looking to relocation to this convenient spot.

In brief the internal accommodation comprises; an entrance hall, living room, open plan kitchen diner and downstairs WC. Then rising to the first floor are three-bedroom, main bedroom with ensuite and family bathroom.

Outside the property is a hedged frontage with footpath to the front door and driveway to the side leading to a detached garage. Then enclosed rear garden is then primarily lawned with a decked seating area and walled boundaries.

Having been well maintained by the currently vendors this delightful property is offered to the market with the advantage of gas central heating, UPVC double glazing throughout, and is well worthy of an early internal viewing.



Entrance Hallway

Composite door through to the entrance hall with tiled flooring and radiator.

Living Room

10'4" x 16'1" (3.15m x 4.91m)

Reception room, with laminate flooring, two radiators, two UPVC double glazed windows to both the front and side aspect and feature panelled wall.

Dining Room

12'9" x 8'5" (3.91m x 2.57m)

Tiled flooring with radiator and UPVC double glazed window to the front aspect and French doors to the garden.

Kitchen

13'1" x 7'3" (4.00m x 2.21m)

With wall, base and drawer units with worksurfaces over, inset one and a half bowl sink with drainer, integrated appliances including electric oven, gas hob with extractor fan above, integrated fridge freezer, dishwasher, washer dryer and wine fridge. Wall mounted boiler, spacious pantry cupboard and UPVC double glazed window to the rear aspect.

Downstairs WC

With pedestal wash-hand basin, low flush WC and radiator.

First Floor Landing

A carpeted landing space with access to the loft hatch.

Bedroom One

14'1" x 12'7" (4.30m x 3.86m)

Carpeted double bedroom with radiator and UPVC double glazed windows to the front and side aspects. Access to en-suite.

En-Suite

Incorporating a three-piece suite comprising walk in mains powered shower, pedestal wash hand basin and low flush WC.

Bedroom Two

12'4" x 10'2" (3.77m x 3.11m)

Carpeted double bedroom with radiator and UPVC double glazed windows to the front and side aspects. Access to storage cupboard.

Bedroom Three

6'6".26'2" x 7'3" (2.08m x 2.22m)

Carpeted room with radiator and UPVC double glazed

window to the side aspect. Currently used as a dressing room with wardrobe fittings easily removed if needed.

Bathroom

Incorporating a three-piece suite comprising bath with shower above, pedestal wash hand basin and low flush WC. Towel rail and UPVC double glazed window.

Outside

The property has hedged boundaries to the front with a paved footpath leading up the front door. The enclosed rear garden is primarily lawned with a decked seating area and footpath providing access to the detached garage.

Material Information:

Freehold

Property Construction: Brick

Water Supply: Mains

Sewerage: Mains

Heating: Mains Gas

Solar Panels: No

Building Safety: No Obvious Risk

Restrictions: None

Rights and Easements: None

Planning Permissions/Building Regulations: None

Accessibility/Adaptions: None

Has the Property Flooded?: No

Annual Ground Rent £268.60

Disclaimer:

These details and Key facts 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. Full material information is available in hard copy upon request.





GROUND FLOOR
486 sq.ft. (45.2 sq.m.) approx.

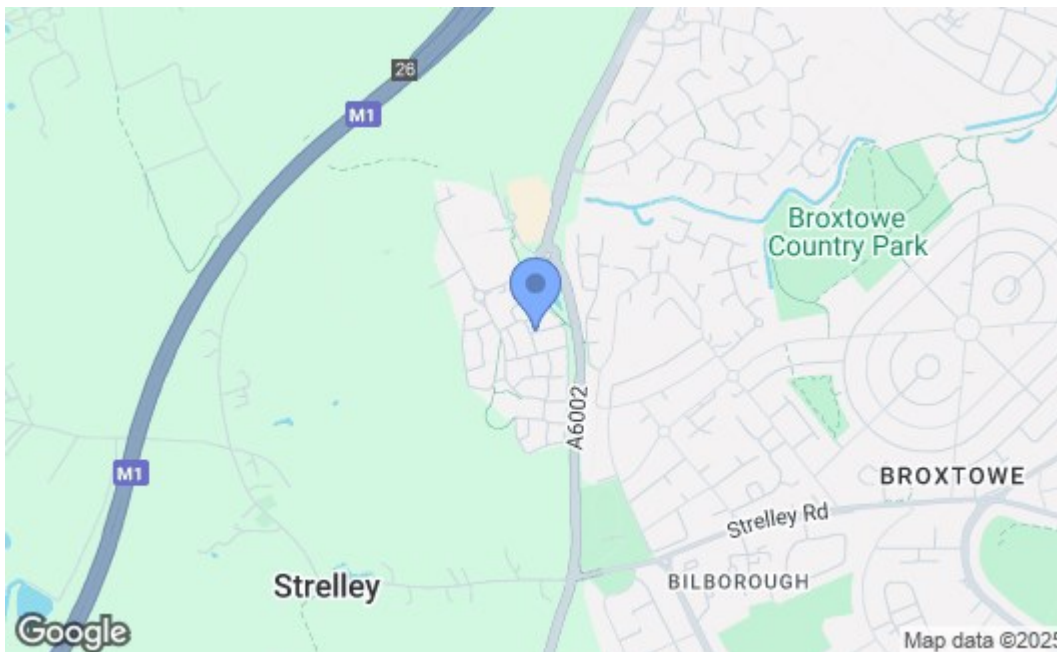


1ST FLOOR
438 sq.ft. (40.7 sq.m.) approx.



TOTAL FLOOR AREA: 924 sq.ft. (85.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of blocks, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	82	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) 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		

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