



**Woodthorpe Drive  
Woodthorpe, Nottingham NG5 4GY**

**A THREE BEDROOM SEMI DETACHED  
FAMILY HOME FOR SALE ON  
WOODTHORPE DRIVE, WOODTHORPE!**

**Offers In The Region Of £375,000 Freehold**



Welcome to Woodthorpe Drive...

A fantastic opportunity to own a spacious three bedroom semi-detached home in the highly sought-after area of Woodthorpe, Nottingham, offered with NO CHAIN!

Step inside to an inviting entrance porch that leads to a bright hallway, giving access to the large reception room, a spacious kitchen/living/dining area, and stairs to the first floor. The open-plan kitchen/living/diner is perfect for family time and entertaining, while the utility room adds extra storage and convenience. You'll also find a handy downstairs shower room. French doors from the open plan kitchen diner open onto a lovely decked area, with steps leading down to the beautifully maintained, large rear garden—an ideal space for summer barbecues, family fun, or relaxing outdoors.

Upstairs, you'll find three generously sized bedrooms and a family bathroom. The front of the property features a driveway with space for two cars, while the rear garden offers ample space, plus a useful store beneath the house for lawnmowers, bikes, and more.

Located in a vibrant, family-friendly area, you're just a short walk from Woodthorpe Park and have an excellent range of local shops, restaurants, and bars nearby. Mapperley Top and fantastic transport links are also within easy reach, making this an ideal home for anyone looking for convenience and a lively atmosphere.

Do not miss out! Call us today to arrange your viewing!



### Front of Property

To the front of the property there is a driveway providing off the road parking for up to two cars, side access to the rear of the property.

### Entrance Porch

7'7" x 4'5" approx (2.32 x 1.37 approx)

Composite entrance door to the front elevation leading with double glazed windows surrounding, double glazed window to the side elevation, tiled flooring, wooden door leading into the entrance hallway.

### Entrance Hallway

Wall mounted radiator, carpeted flooring, carpeted stairs leading to the first floor landing, feature circular window looking into the porch, panelled door under stair storage housing the combination boiler and meters providing useful additional storage space, doors leading off to rooms.

### Living Room

10'10" x 14'6" approx (3.32 x 4.42 approx)

Double glazed bay fronted window to the front elevation, two wall mounted radiators, coving to the ceiling.

### Open Plan Kitchen Dining Living

28'3" x 17'9" approx (8.62 x 5.43 approx)

LVT flooring, wall mounted radiator, spotlights to the ceiling, three wall mounted radiators, electric fire, TV point, two Velux windows, double glazed French doors leading to the rear garden, double glazed windows to the rear elevation, double glazed door to the side elevation, panelled door leading to the utility room, a range of matching contemporary wall and base units with worksurfaces over incorporating a double sink and drainer unit with mixer tap over, tiled splashbacks, integrated double oven, space and point for freestanding fridge freezer, integrated microwave, integrated dishwasher, 4 ring gas hob with stainless steel extractor hood over.

### Utility Room

7'5" x 6'0" approx (2.27 x 1.85 approx)

LVT flooring, wall mounted radiator, base units with work surfaces over incorporating a sink and drainer unit with mixer tap over, space and plumbing for washing machine, double glazed window to the side elevation, tiled splashbacks, panelled door leading to downstairs shower room.

### Downstairs Shower Room

7'4" x 2'10" approx (2.25 x 0.88 approx)

Vanity wash hand basin with mixer tap, LVT flooring, double glazed window to the side elevation, wall mounted radiator, WC, extractor fan, shower cubicle with mains fed shower, tiled splashbacks.

### First Floor Landing

Carpeted flooring, double glazed window to the side elevation, panelled doors leading off to rooms.

### Bedroom One

12'0" x 10'11" approx (3.68 x 3.33 approx)

Original fireplace, double glazed window to the front elevation, wall mounted radiator, carpeted flooring.

### Bedroom Two

12'11" x 10'10" approx (3.95 x 3.32 approx)

Carpeted flooring, original fireplace, wall mounted radiator, double glazed window to the rear elevation.

### Bedroom Three

7'4" x 8'10" approx (2.26 x 2.71 approx)

Carpeted flooring, wall mounted radiator, double glazed window to the rear elevation.

### Family Bathroom

Linoleum flooring, vanity wash hand basin with mixer tap and storage cupboards below, WC, wall mounted radiator, double glazed window to the side elevation, heated towel rail, panelled bath with mixer tap and electric shower above, access to the loft.

### Rear of Property

To the rear of the property there is an enclosed rear garden with raised decked area which wraps round to the side of the property, steps leading down to large lawned area, a range of trees plants and shrubbery planted to the borders, hedging walls and fencing to the boundaries, outdoor cold water faucet, side access steps leading to gate providing access to the front of the property, access to rear store.

### Store

17'11" x 13'5" approx (5.48 x 4.11 approx)

Useful additional storage space under the property.

### Agents Notes: Additional Information

Council Tax Band: C

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: O2, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

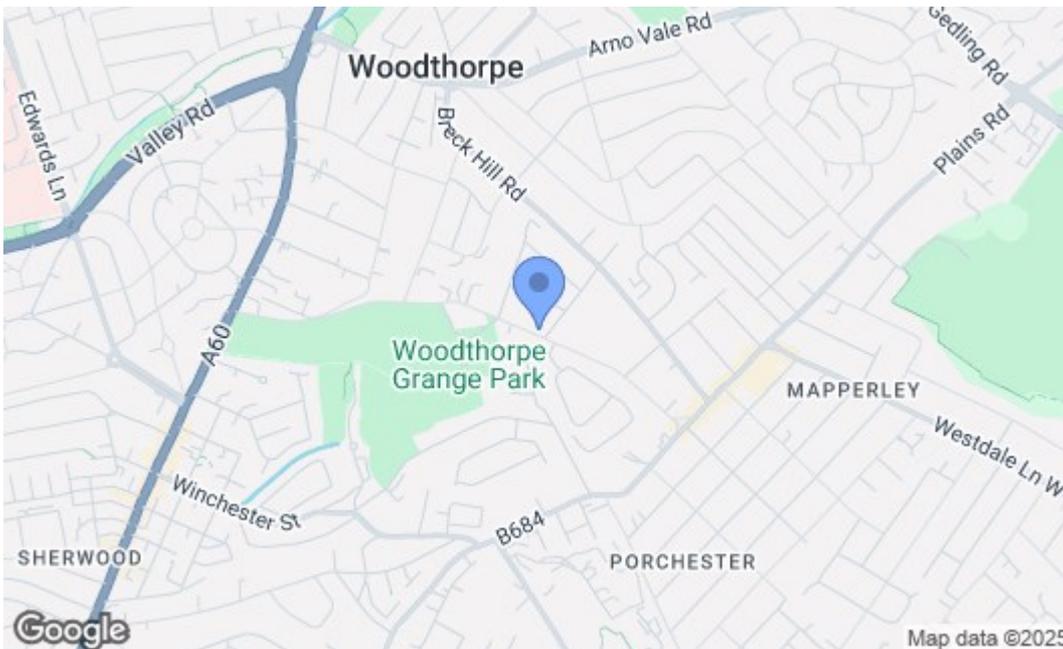
Flood Defences: No

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			
(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 <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			
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.