



Weaverthorpe Road  
Woodthorpe, Nottingham NG5 4PT

A WELL PRESENTED THREE BEDROOM  
DETACHED BUNGALOW FOR SALE IN  
WOODTHORPE!

**£310,000 Freehold**





Robert Ellis Estate Agents are delighted to present this beautifully maintained three-bedroom detached bungalow, situated in the highly desirable area of Woodthorpe, Nottingham. This property offers a perfect blend of comfort and practicality, making it an ideal choice for families, downsizers, or those seeking single-level living in a sought-after location.

Featuring a spacious lounge/diner, the bungalow offers versatile living spaces. The good-sized kitchen, complete with a serving hatch, adds a touch of convenience and functionality. Externally, the property benefits from a private driveway providing ample off-road parking with an electric car charging point, solar panels and a charming rear garden with a summer house, ideal for relaxation or entertaining.

This fantastic property is perfectly positioned to enjoy the local amenities and transport links that Woodthorpe has to offer. Early viewing is highly recommended to appreciate all that this home has to offer!





### Front of Property

To the front of the property there is a driveway for at least 2 cars, electric car charging point, access to the garage, fence and wall boundaries with a range of plants and shrubbery.

### Entrance Hallway

Composite entrance door to the side elevation leading into the entrance hallway, carpeted flooring, access to loft, wall mounted radiator, built in storage cupboard, doors leading off to rooms.

### Lounge/Diner

22'1" x 10'10" approx (6.75 x 3.31 approx)

Carpeted flooring, 3 wall mounted radiators, 2 double glazed bay windows to the front elevation and double glazed window to the side elevation, sliding serving hatch, tv point.

### Kitchen

12'1" x 11'10" approx (3.7 x 3.61 approx)

Wall mounted radiator, a range of wall, base and drawer units with work surfaces over incorporating a sink and drainer unit with mixer tap over, 4 ring induction hob, double oven, built in fridge freezer, plumbing and space for dishwasher or washing machine, space and point for additional fridge freezer, space and point for tumble dryer, tiled splashbacks, tiled double glazed windows to both front and side elevations, double glazed door leading to the rear garden.

### Bedroom 1

9'5" x 12'10" approx (2.89 x 3.93 approx )

Carpeted flooring, vertical radiator, wall mounted radiator, cat flap, double glazed window, double glazed French doors leading to the rear garden.

### Bedroom 2

9'2" x 9'11" approx (2.8 x 3.03 approx )

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

### Bedroom 3

8'9" x 12'2" approx (2.67 x 3.71 approx)

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

### Bathroom

5'9" x 8'7" approx (1.76 x 2.64 approx)

Linoleum flooring, tiled splashbacks, double glazed window to the side elevation, WC, hand wash basin with hot and cold tap, bath with mixer tap and shower attachment, heated towel rail.

### Rear of Property

To the rear of the property there is an enclosed rear garden with lawn and patio area surrounded by fencing with a range of plants and shrubbery to the borders.

### Summerhouse

7'5" x 17'4" approx (2.28 x 5.30 approx)

Electric heater, power and lighting.

### Garage

6'10" x 21'2" approx (2.10 x 6.47 approx)

Single glazed window to the rear, plumbing for a washing machine.

### 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

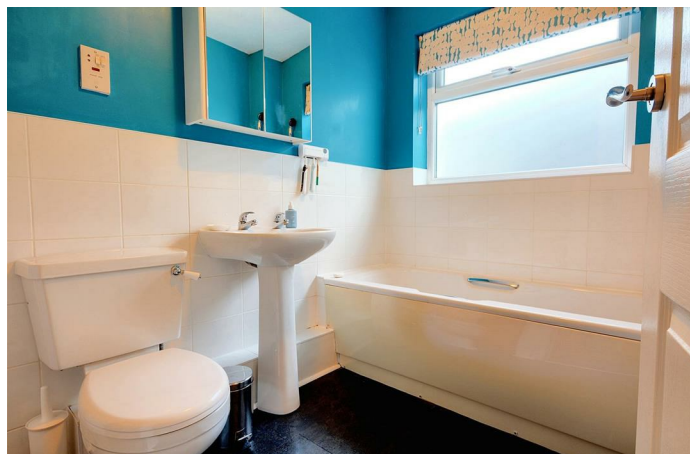
Flood Defences: No

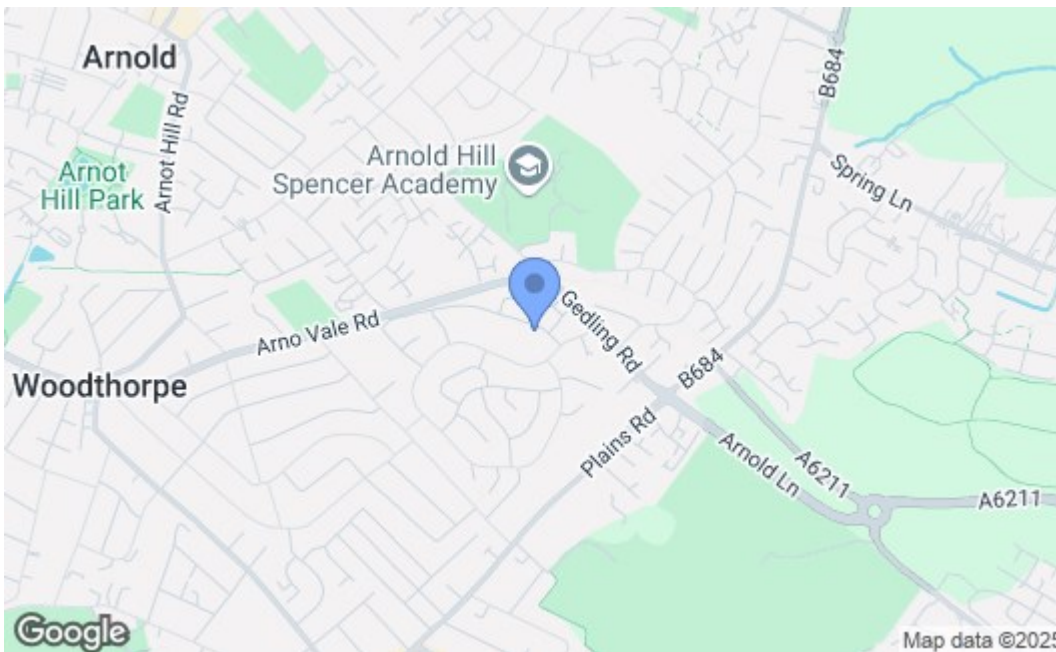
Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No

1052MR-SM





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			
<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.