



**Woodthorpe Drive
Woodthorpe, Nottingham NG5 4FT**

**A THREE BEDROOM DETACHED FAMILY
HOME SITUATED IN WOODTHORPE,
NOTTINGHAM!**

Offers In The Region Of £375,000 Freehold



Set well back from the road on a peaceful private drive, this detached family home offers generous living space, flexible rooms, and a layout that suits both everyday life and entertaining. Available with no upward chain, the property is ideal for buyers looking for a smooth and uncomplicated move.

Step inside through a sheltered entrance porch into a wide hallway with a central staircase that anchors the home. The ground floor offers multiple reception rooms, including a spacious main lounge that leads seamlessly into a bright conservatory which is an excellent space to enjoy natural light throughout the year. There's also a separate sitting room and a versatile study or playroom, perfect for working from home or accommodating children's needs. A downstairs shower room, utility area, and a kitchen fitted with integrated appliances complete the ground floor.

Upstairs, three well-proportioned bedrooms provide comfort for the whole family. The principal bedroom comes with its own en-suite, while a family bathroom serves the remaining rooms.

Outside, the gardens have been designed for low maintenance and are predominantly hard landscaped, offering an attractive yet easy-to-manage outdoor space. A double garage with a remote-controlled door provides secure off-street parking and storage.

A standout feature of this home is its exceptional position which is tucked away in a quiet spot while still being just across from the open green spaces and amenities of Woodthorpe Park. It's a rare blend of privacy and location, offering peaceful surroundings with a well-loved community park only moments away.

Do not miss out!!



Entrance Porch

Wooden glazed door to the front elevation leading into the entrance porch comprising tiled flooring, UPVC door leading into the entrance hallway.

Entrance Hallway

Tiled flooring, wall mounted radiator, carpeted staircase leading to the first floor landing, internal glazed French doors leading into the first reception room, door leading through to the kitchen, door leading through to the second reception room, understairs storage cupboard.

Reception Room

9'5" x 13'7" approx (2.88 x 4.15 approx)

UPVC double glazed window to the front elevation, carpeted flooring, coving to the ceiling, wall mounted radiator.

Kitchen

11'9" x 11'9" approx (3.59 x 3.59 approx)

Tiled flooring, tiled splashbacks, spotlights to the ceiling, a range of wall and base units with worksurfaces over incorporating a 1 1/2 bowl sink and drainer unit with swan neck mixer tap over, UPVC double glazed window to the rear elevation, four ring electric hob, integrated double oven, integrated microwave, space and plumbing for a dishwasher, wall mounted radiator, coving to the ceiling, door to rear lobby.

Rear Lobby/Utility

5'1" x 10'5" approx (1.57 x 3.20 approx)

Tiled flooring, part tiling to walls, space and point for a freestanding fridge freezer, wall units, single glazed wooden window to the rear elevation, UPVC door to the rear, door to downstairs shower room.

Downstairs Shower Room

Tiling to the walls, tiling to the floor, vanity wash hand basin with mixer tap, WC, UPVC double glazed window to the side elevation, wall mounted radiator, shower enclosure with electric shower over.

Reception Room Two

11'4" x 21'6" approx (3.47 x 6.57 approx)

UPVC double glazed window to the front elevation, UPVC double glazed window to the side, UPVC double glazed French doors to the rear leading to the sunroom, two wall mounted radiators, carpeted flooring, coving to the ceiling, fireplace.

Sunroom

5'8" x 9'10" approx (1.75 x 3.02 approx)

Linoleum flooring, door leading to the third reception room, UPVC double glazed windows surrounding, UPVC double glazed door leading to the rear garden.

Reception Room Three

6'3" x 13'8" approx (1.92 x 4.17 approx)

Built-in wardrobes, built-in storage cupboard providing additional storage space, coving to the ceiling, UPVC double glazed window to the rear elevation, wall mounted storage heater, carpeted flooring.

Previously used as a guest bedroom this versatile additional reception room can be tailored to suit the buyers needs and requirements.

First Floor Landing

Carpeted flooring, two UPVC double glazed windows to the side elevation, coving to the ceiling, wall mounted radiator, access to the loft, doors leading off to:

Bedroom One

11'4" x 11'3" approx (3.47 x 3.45 approx)

UPVC double glazed window to the side elevation, wall mounted radiator, built-in wardrobes, carpeted flooring, coving to the ceiling.

Bedroom Two

10'4" x 11'10" approx (3.16 x 3.61 approx)

UPVC double glazed window to the rear elevation, carpeted flooring, coving to the ceiling, door to en-suite, built-in wardrobes housing the boiler, wall mounted radiator.

En-Suite

Tiling to the floor, tiling to the walls, WC, shower enclosure with electric shower over, vanity wash hand basin with separate hot and cold taps, UPVC double glazed window to the side elevation.

Bedroom Three

8'7" x 8'11" approx (2.64 x 2.72 approx)

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

Family Bathroom

7'8" x 5'3" approx (2.36 x 1.62 approx)

UPVC double glazed window to the front elevation, wall mounted radiator, tiled flooring, tiling to the walls, bath with separate hot and cold taps, WC, vanity wash hand basin with mixer tap and storage cupboards below.

Outside

Rear of Property

To the rear of the property there is an enclosed rear garden with large paved patio area, steps leading down to further patio area, shed, a range, side access, a range of mature shrubs and trees planted to the borders.

Front of Property

To the front of the property there is a front garden with paved pathway leading to the front entrance door, a range of mature trees and shrubbery planted to the borders, walled boundaries, gated driveway providing off the road parking leading to the garage.

Garage

16'6" x 15'10" approx (5.03 x 4.84 approx)

Electric roller door to the front elevation, light and power.

Agents Notes: Additional Information

Council Tax Band: E

Local Authority: Gedling

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 7mbps Ultrafast 1800mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

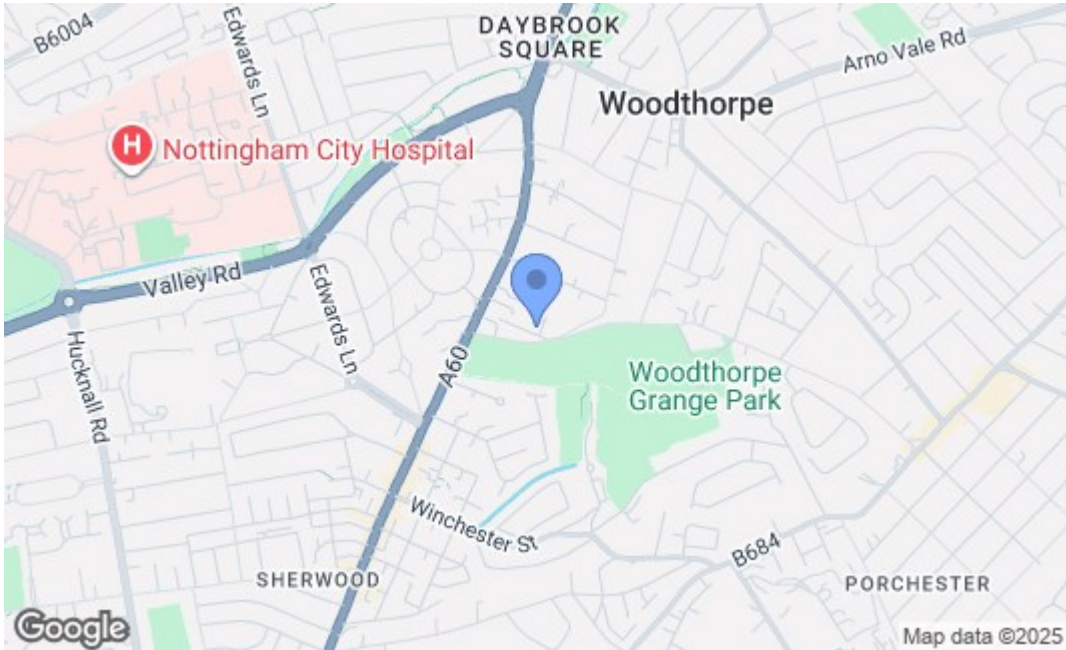
Flood Defences: No

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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	57	79
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) 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		
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.