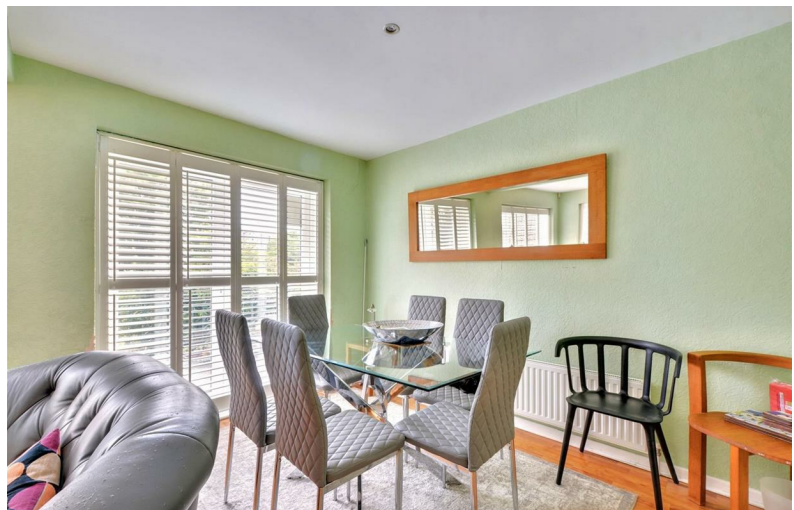


Robert Ellis

look no further...



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Woodthorpe, Nottingham NG5 4EA

£350,000 Freehold

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Versatile Four Bedroom Detached Chalet Bungalow in a Prime Nottingham Location

Located in a well-connected and highly regarded residential area, this spacious four bedroom detached chalet-style bungalow offers generous and flexible living space, perfect for a variety of lifestyles.

The ground floor welcomes you with a spacious hallway leading to a large, light-filled lounge and a fully fitted kitchen. Also on this level is a modern bathroom, a separate dining room, a practical utility room with access to the rear garden, and a double bedroom with built-in wardrobes. A bright conservatory adds valuable extra living space and opens directly onto both the front and rear gardens, creating an easy indoor-outdoor flow.

Upstairs, the landing provides built-in storage and leads to three further bedrooms along with a second bathroom, making this home ideal for growing families or those needing space to work from home.

Outside, the front garden is low-maintenance and includes driveway access. To the rear, a beautifully established garden offers privacy and multiple areas to enjoy, including a decked patio, gravelled sections, mature planting, and tiered borders.

With excellent access to Nottingham City Centre, local amenities, schools, and transport links, this property combines space, location, and potential in equal measure.



Council Tax
Nottingham Council Band D

Additional Information

Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – BT, Sky, Virgin
Broadband Speed - Standard 11mbps Superfast 80mbps Ultrafast 1800mbps
Phone Signal – 02, EE, Three, Vodafone
Sewage – Mains supply
Flood Risk – No flooding in the past 5 years
Flood Defenses – No
Non-Standard Construction – No
Any Legal Restrictions – No
Other Material Issues – No

Porch

7'7" x 9'6" max (2.32m x 2.92m max)
Double glazed French doors to the front, UPVC double glazed window to the side, carpeted flooring, power and light, UPVC door with cat flap and door to:

Utility Room

7'2" x 14'6" max (2.20m x 4.43m max)
Base units with work surface over, window and double glazed door with cat flat to the rear garden, vinyl tiled flooring, plumbing for a washing machine, space for a fridge freezer.

Hallway

10'0" x 14'0" max (3.07m x 4.27m max)
Laminate flooring, door to L shaped lounge, door to kitchen, stairs to the first floor, double glazed window to the porch, radiator, coving, spotlights, door to storage cupboard, doors to the bathroom and bedroom and a further door to the storage cupboard.

Kitchen

11'3" x 8'4" max (3.44m x 2.55m max)
Vinyl tiled floor, double glazed window to the side, spotlights, range of wall, base and drawer units with work surfaces over incorporating a sink, plumbing for a dishwasher, oven with four ring gas hob above and cooker hood over, door to:

L Shaped Lounge/Diner

18'6" x 18'10" max (5.65m x 5.76m max)
Double glazed French doors with a balcony, double glazed window to the front, two radiators, spotlights, two double glazed window to the side, door to kitchen, double doors to the hallway, laminate flooring.

Bedroom 3

10'0" x 8'10" max (3.05m x 2.71m max)
Double glazed window to the rear, radiator, carpeted flooring and built-in storage.

Bedroom 4

8'7" x 8'6" max (2.62m x 2.6m max)
Laminate flooring, built-in storage, double glazed window to the rear, radiator.

Bathroom

5'5" x 7'10" max (1.67m x 2.4m max)
Two double glazed window to the side, vinyl tiled flooring, tiled splashbacks, low flush w.c., wash hand basin with mixer tap, panelled bath with mixer tap and shower attachment.

First Floor Landing

Carpeted flooring, storage to the eaves, storage cupboard and doors to:

Bedroom 1

9'4" x 10'11" max (2.86m x 3.35m max)
Double glazed window to the rear, radiator, laminate flooring and storage to the eaves.

Bedroom 2

9'3" x 12'2" max (2.84m x 3.71m max)
Double glazed window to the front, radiator, storage to the eaves, laminate flooring.

Bedroom 5/Dressing Room

7'6" x 6'9" max (2.29m x 2.07m max)
Double glazed window to the side, storage to the eaves, carpeted flooring.

Shower Room

Vinyl tiled floor, double glazed window to the side, tiled splashback, shower cubicle with mains fed shower, low flush w.c. and wash hand basin with mixer tap, heated towel rail.

Balcony

Ideal for seating.

Outside

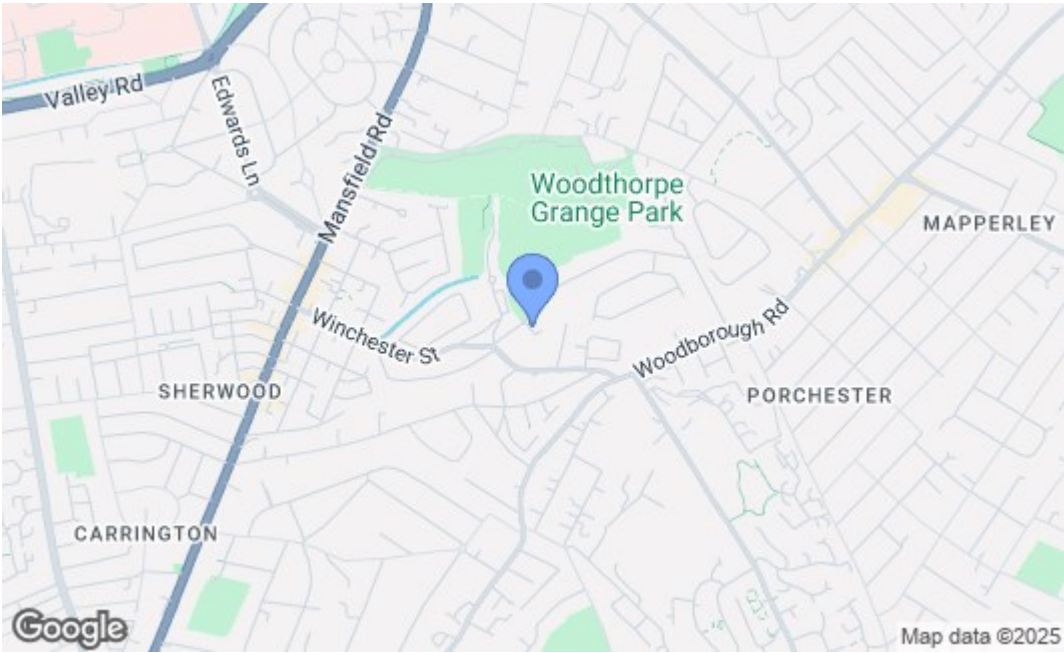
To the front there is a driveway providing off road parking for 2/3 cars, shared access and steps leading to the property.

Low maintenance tiered garden mature plants and shrubs.

Garage

17'8" x 18'9" max (5.41m x 5.74m max)
L shaped garage.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	59	
(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 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.