



**Abingdon Gardens
Woodthorpe, Nottingham NG5 4NP**

**A WELL PRESENTED THREE/FOUR
BEDROOM DETACHED FAMILY HOME FOR
SALE!**

Guide Price £375,000 Freehold



****Guide Price £375,000 – £400,000****

This impressive detached property really stands out thanks to its bright, spacious design and breath-taking outlook. At the heart of the home is a beautifully designed open-plan kitchen, dining, and living area that makes the most of the stunning views. Alongside this, the house offers a separate lounge, a flexible ground-floor room ideal as a study or fourth bedroom, and three generously sized bedrooms upstairs, all served by a contemporary family bathroom. The property is ideally positioned close to local schools, shops, and excellent transport links, making it perfect for families and commuters alike.

The ground floor features a large open living space stretching across the rear of the home, combining a stylish modern kitchen with integrated appliances and a breakfast bar. There is plenty of space for both dining and relaxing. Large bi-fold doors open onto a recently updated decked terrace, creating a fantastic space for entertaining or simply enjoying the scenery. A separate front-facing lounge provides a warm and comfortable retreat, while the additional ground-floor room offers versatility as a home office or guest bedroom. A convenient WC completes this level.

Upstairs, the landing leads to three well-proportioned double bedrooms. Two bedrooms are positioned at the front of the property, while the rear bedroom benefits from far-reaching views. The family bathroom is finished to a modern standard and includes a four-piece suite.

Externally, the property offers generous off-street parking at the front, with a tiered garden to the rear that complements the elevated position and outlook.



Entrance Porch

Composite entrance door to the front elevation leading into the entrance porch comprising vinyl flooring, wall mounted radiator, UPVC double glazed window to the front elevation, electrical consumer unit, security alarm panel, doors leading off to:

Downstairs WC

2'40 x 3'60 approx (0.61m x 0.91m approx)

Vinyl flooring, WC, UPVC double glazed window to the front elevation, vanity handwash basin with mixer tap, tiled splashbacks, heated towel rail.

Entrance Hallway

Tiled flooring, wall mounted radiator, carpeted staircase leading to the first floor landing, doors leading off to:

Office/Bedroom Four

8'61 x 10'90 approx (2.44m x 3.05m approx)

UPVC double glazed window to the front elevation, wall mounted radiator, wooden flooring.

Snug

11'93 x 11'50 approx (3.35m x 3.35m approx)

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

Living Kitchen Diner

29'21 x 16'23 approx (8.84m x 4.88m approx)

A range of matching wall and base units with worksurfaces over incorporating a sink and drainer unit with matte black swan neck mixer tap over, induction hob with built-in extractor fan, integrated self-cleaning double oven, integrated fridge freezer, UPVC double glazed bi-folding doors leading out to the rear garden, two UPVC double glazed windows to the rear elevation, UPVC double glazed door to the side elevation, LVT flooring, vertical wall mounted radiator, wall mounted radiator, recessed spotlights to the ceiling, ample space for a dining table.

First Floor Landing

UPVC double glazed window to the side elevation, access to the loft, carpeted flooring, doors leading off to:

Bedroom One

11'51 x 11'93 approx (3.35m x 3.35m approx)

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

Bedroom Two

10'09 x 11'57 approx (3.28m x 3.35m approx)

UPVC double glazed window to the rear elevation with picturesque views, wall mounted radiator, carpeted flooring, coving to the ceiling.

Bedroom Three

8'30 x 10'63 approx (2.44m x 3.05m approx)

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

Bathroom

8'03 x 12'44 approx (2.51m x 3.66m approx)

Laminate flooring, UPVC double glazed windows to the rear and side elevations, wall mounted radiator, bath with swan neck mixer tap, tiled splashbacks, shower cubicle with mains fed shower over, WC, hand wash basin with swan neck mixer tap.

Outside

Front of Property

To the front of the property there is a driveway providing off the road parking, gated front garden with hedging and fencing to the boundaries.

Rear of Property

To the rear of the property there is an enclosed rear garden with L-shaped decked area featuring picturesque views, steps leading down to a further garden below, outdoor water tap, shed.

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 27mbps Ultrafast 1800mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

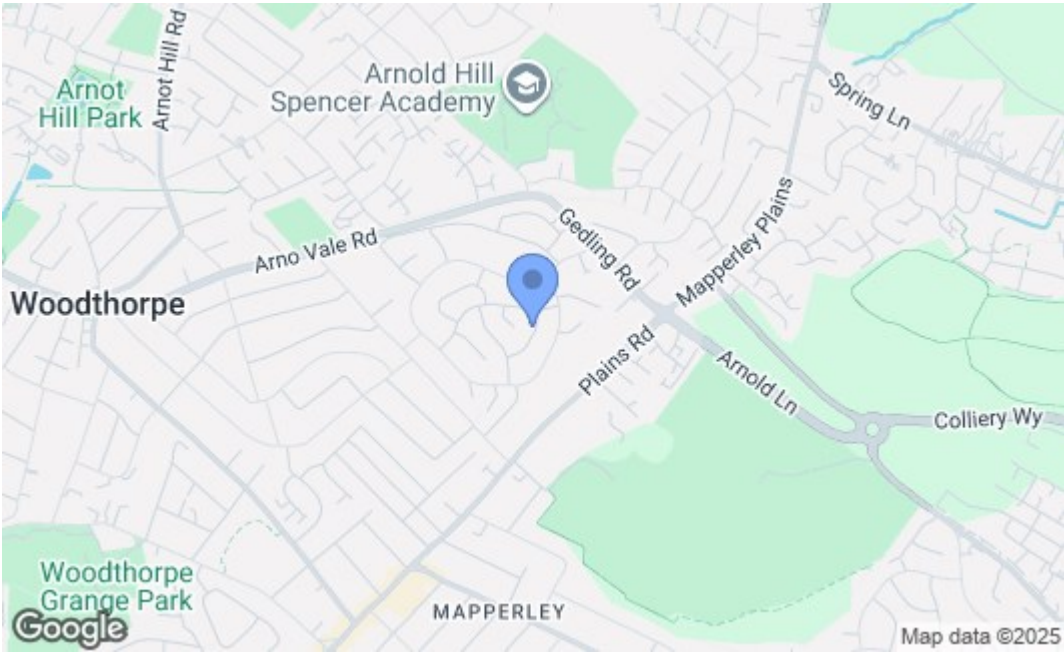
Flood Defences: No

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		
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.