



Hemsby Court,  
Woodthorpe View, Nottingham  
NG5 6QE

**£215,000 Freehold**



\*\* GUIDE PRICE £215,000 - £225,000 \*\*

Robert Ellis Estate Agents are delighted to present to the market this OUTSTANDING TWO BEDROOM, SEMI DETACHED BUNGALOW situated on a CUL DE SAC with the HEART of WOODTHORPE VIEW, NOTTINGHAM.

The property is a stone's throw away from Arnold town centre accommodating local amenities, shops and restaurants. Alongside this, it offers easily accessible transport links into Mapperley, Nottingham City centre and surrounding villages/towns. The road hosts 5 bungalows, newly constructed in 2009.

Upon entry, you are welcomed into the hallway which leads to the hallway. Off the hallway is the kitchen with fitted units, lounge diner with French doors opening onto the enclosed, low maintenance rear garden which is fully patioed. First double bedroom with fitted wardrobes, second bedroom with fitted wardrobes and modern bathroom with corner shower.

the property also benefits from a detached garage with electric door and block paved driveway- A viewing is HIGHLY RECOMMENDED to appreciate the PRIVACY and HIGH QUALITY of this home. Contact the office now to arrange your viewing!



### Hallway

10'1" x 6'6" approx (3.09m x 1.99m approx)  
Laminate flooring, wall mounted radiator, UPVC double glazed opaque composite front door.

### Lounge/Diner

14'4" x 10'9" approx (4.37m x 3.29m approx)  
UPVC double glazed window to the side, UPVC double glazed French doors to the rear, double wall mounted radiator and separate wall mounted radiator, laminate flooring.

### Kitchen

7'6" x 7'1" approx (2.29m x 2.16m approx)  
Laminate flooring, fitted wall and base units, four ring Bosch gas hob with integrated oven below and extractor fan above, stainless steel sink with dual heat taps, space for a washing machine and fridge freezer, UPVC double glazed window to the front and partially tiled walls.

### Bedroom 1

11'10" x 9'6" approx (3.61m x 2.91m approx)  
Carpeted flooring, UPVC double glazed window, wall mounted radiator and fitted sliding door wardrobes.

### Bedroom 2

9'5" x 5'9" approx (2.88m x 1.76m approx)  
Laminate flooring, UPVC double glazed window, wall mounted radiator, fitted sliding door wardrobes and separate fitted wardrobes (0.78m x 0.49m).

### Bathroom

6'5" x 5'10" approx (1.97m x 1.8m approx)  
Corner shower with hand held shower unit, composite w.c. and sink with dual heat tap and built-in storage, towel wall mounted radiator, splashback tiling.

### Outside

To the rear there is an enclosed garden which is low maintenance, full patio, fencing to the sides with potted flowers and space for seating. The property also has a driveway providing off road parking for one car and is situated off a private road.

### Detached Garage

17'4" x 9'1" approx (5.29m x 2.78m approx)  
Electric up and over door, UPVC double glazed opaque door to the side, fitted wall units to the rear with power and lighting.

### Council Tax

Gedling Borough Council Band B

### Agents Notes: Additional Information

Council Tax Band:

Local Authority: Gedling

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

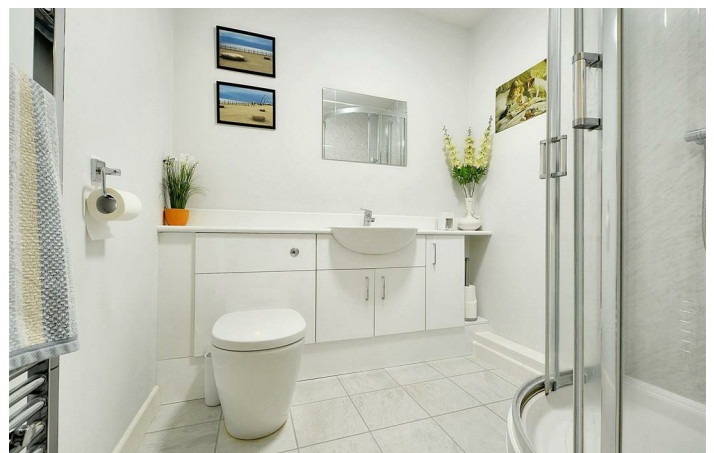
Flood Risk: No flooding in the past 5 years

Flood Defences: No

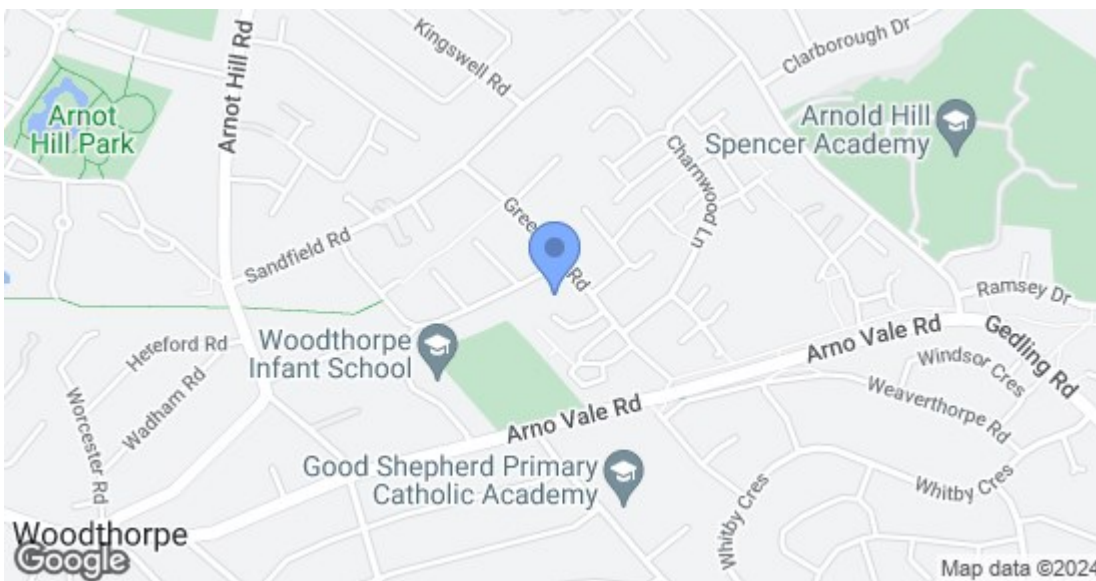
Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No



**Robert Ellis**  
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B			
(69-80) C		76	
(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.