



Verden Way,
Woodhouse Park, Nottingham
NG8 6BB

£360,000 Freehold



A modern, three-bedroom detached property with the benefit of no upward chain.

Situated within the welcoming development of Woodhouse Park you are conveniently placed within easy reach of local shops and amenities including schools, public houses, transport links and commuting roads such as the A52 and M1.

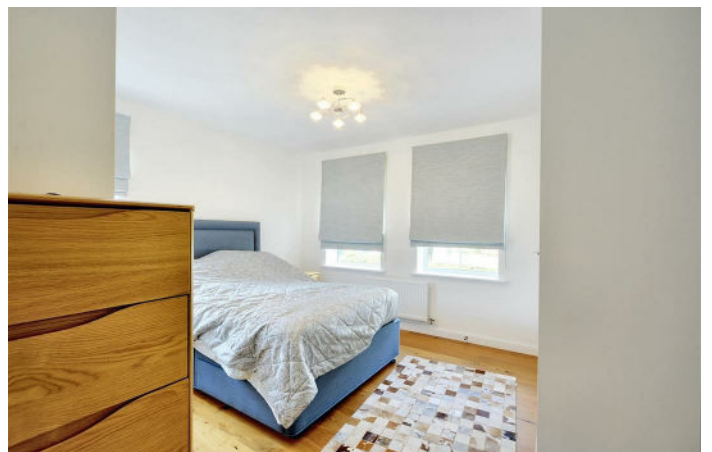
This delightful property would be considered an ideal opportunity for a large variety of buyers including young families, professionals or anyone looking to relocate to this popular location.

In brief the internal accommodation comprises: entrance hall, living room, open plan kitchen diner, and downstairs WC. Then rising to the first floor are three bedrooms, main bedroom with en-suite and family bathroom.

Outside to the front is a lawned garden with paved footpath and hidden seating area. The enclosed rear garden is then primarily lawned with growing vegetables. There is also the advantage of a paved driveway leading to the garage.

As the vendors are not looking to move local there is also an option to purchase all the furniture for an additional charge, this can be discussed further at the point of offer.

With UPVC double glazing throughout and gas central heating this property is well worthy of an early internal viewing.



Entrance Hall

Composite door through to the entrance hall with solid wood flooring and radiator.

Living Room

15'9" x 9'11" (4.81m x 3.04m)

Solid wood flooring, with two radiators and two UPVC double glazed window to the front aspect and one to the side.

Kitchen Diner

Kitchen Area

16'7" x 6'9" (5.06m x 2.08m)

A range of wall and base units with work surfacing over and sink with drainer and mixer tap, inset electric oven and gas hob with extractor fan above. Space and fittings for freestanding appliances to include fridge freezer, washing machine and dishwasher. Access to the pantry cupboard and door to the rear garden.

Dining Area

12'4" x 7'10" (3.77m x 2.39m)

Solid wood flooring, with radiator, two UPVC double glazed windows to the front aspect and UPVC double glazed French door to the rear garden.

Downstairs WC

Low flush WC and wash hand basin.

First Floor Landing

UPVC double glazed window to the rear aspect and access to the loft hatch.

Bedroom One

12'3" x 11'3" (3.75m x 3.45m)

Solid wood flooring, with radiator, fitted wardrobe and two UPVC double glazed window to the front aspect and one to the side.

En-Suite

Incorporating a three-piece suite comprising low flush WC, pedestal wash hand basin and walk in electric power shower, part tiled walls, heated towel rail and UPVC double glazed window to the front aspect.

Bedroom Two

9'11" x 8'2" (3.03m x 2.50m)

Solid wood flooring, with radiator, fitted wardrobes and two UPVC double glazed windows to the front aspect and one to the side.

Bedroom Three

6'10" x 6'5" (2.10m x 1.98m)

Solid wood flooring, with radiator, fitted desk units that could easily be removed and UPVC double glazed window to the side aspect.

Bathroom

Incorporating a three-piece suite comprising a low flush WC, pedestal wash hand basin, bath with tap shower fittings and glass shower screen, part tiled walls, heated towel rail and UPVC double glazed window to the side aspect.

Outside

As you approach the property there is a paved driveway with ample off-street parking for multiple cars, leading to the garage, there is then a paved footpath leading round to the front of the house, here is a lawned space with hidden seating area and mature shrubs. The enclosed rear is then primarily lawned with a paved seating area and various herb and vegetable plants.

Garage

Up and over garage door with power.

Material Information:

Freehold

Property Construction: Brick

Water Supply: Mains

Sewerage: Mains

Heating: Mains Gas

Solar Panels: No

Building Safety: No Obvious Risk

Restrictions: None

Rights and Easements: None

Planning Permissions/Building Regulations: None

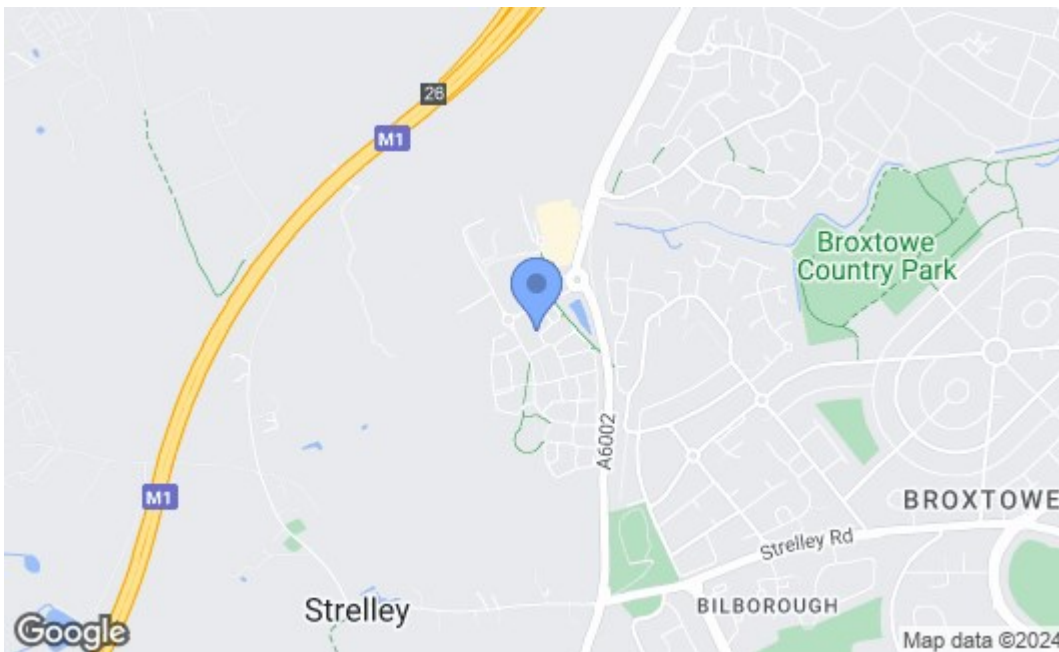
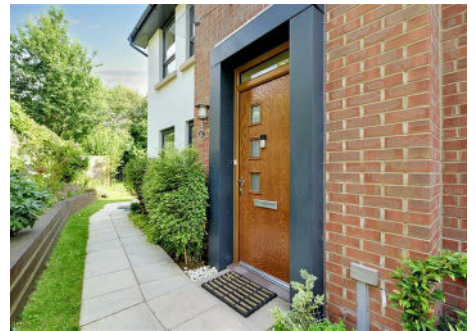
Accessibility/Adaptions: None

Has the Property Flooded?: No

Disclaimer:

These details and Key facts 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. Full material information is available in hard copy upon request.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		94
(81-91)	B	82	
(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			
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