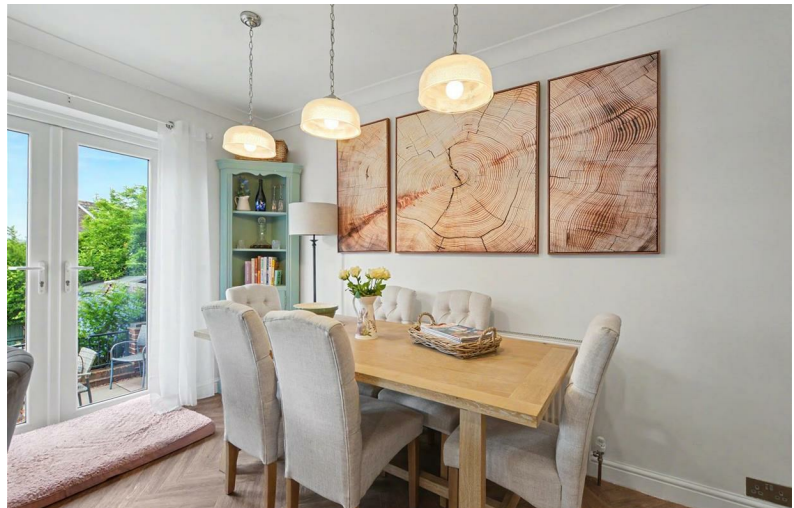




**Whitby Crescent
Woodthorpe, Nottingham NG5 4NA**

Guide Price £390,000 Freehold

A STUNNING DETACHED HOME
OFFERING CONTEMPORARY LIVING
SPACE, LANDSCAPED GARDENS AND A
PRIME WOODTHORPE LOCATION.



** GUIDE PRICE £390,000 - £400,000 **

Robert Ellis Estate Agents are delighted to bring to the market this beautifully presented detached home, offering a superb combination of generous living space, contemporary interiors and an attractive landscaped garden within the highly sought-after area of Woodthorpe.

A particular highlight of the property is the excellent balance of accommodation on offer, with a generous lounge, impressive open-plan kitchen diner and versatile home office/playroom, complemented by French doors creating a natural connection between the living space and garden. Together with a driveway and useful garage storage, the property provides a stylish and flexible home suited to a variety of buyers.

Upon entering, an entrance porch leads through to the spacious lounge, where a large bay window to the front elevation allows plenty of natural light into the room. Generous proportions, stylish flooring and tasteful décor create an inviting space for relaxing and entertaining.

The beautifully presented open-plan kitchen diner forms the heart of the home and has been thoughtfully designed with a range of shaker-style wall and base units, integrated appliances, Belfast sink and breakfast bar seating. There is ample space for a dining table, while French doors open directly onto the landscaped rear garden, making this a particularly appealing space for entertaining and enjoying the garden throughout the warmer months.

Further enhancing the versatility of the ground floor is a dedicated home office/playroom, providing an ideal space for home working but equally suitable as a snug, hobby room or additional recreational space. A useful utility room and modern downstairs WC complete the ground-floor accommodation.

To the first floor are three bedrooms, with the particularly spacious principal bedroom being a standout feature, benefitting from dual-aspect windows and excellent natural light. Bedroom two is also generously proportioned, providing an excellent second double bedroom, while the third bedroom offers flexibility as a bedroom, dressing room or additional home-working space. The family bathroom is fitted with a contemporary suite incorporating a bath with mains-fed shower over, vanity storage and modern fixtures and fittings.

Outside, the property continues to impress. To the front is a driveway providing off-road parking, together with access to the garage, which provides useful storage space. To the rear is an attractively landscaped garden, thoughtfully arranged with a generous lawn, mature planting and multiple seating and entertaining areas, creating an excellent extension of the living accommodation.

Woodthorpe remains a highly desirable residential location, conveniently positioned for a range of local amenities, Arnold town centre and Mapperley Top, together with well-regarded schools and transport links providing access into Nottingham City Centre.

An early viewing is highly recommended to appreciate the space, presentation and versatility this impressive detached home has to offer.



Entrance Porch

4'11" x 5'6" approx (1.5 x 1.7 approx)

Double glazed composite entrance door to the front elevation, part panelling to the walls, tiled flooring, wall mounted radiator, loft access hatch, Karndean flooring, internal glazed door leading through to the lounge.

Lounge

14'5" x 21'11" approx (4.4 x 6.7 approx)

UPVC double glazed bay window to the front elevation, UPVC double glazed window to the side elevation, two wall mounted radiators, wall light points, Karndean flooring, staircase leading to the first floor landing, internal glazed door leading through to the kitchen.

Open Plan Kitchen Diner

A range of matching wall and base units with worksurfaces over incorporating a Belfast sink and drainer unit with mixer tap over, integrated dishwasher, four ring gas hob, integrated eye level oven, integrated fridge freezer, ample space for a dining table, breakfast bar overhang providing additional seating space, wall mounted radiator, Karndean flooring, archway leading through to the utility room, opening through to the rear hallway, UPVC double glazed window to the rear elevation, UPVC double glazed French doors leading out to the rear garden.

Kitchen Area

10'2" x 12'5" approx (3.1 x 3.8 approx)

Dining Area

12'5" x 7'10" approx (3.8 x 2.4 approx)

Utility Room

4'7" x 4'3" approx (1.4 x 1.3 approx)

Base unit with worksurface over incorporating a sink with swan neck mixer tap, Karndean flooring, tiled splashbacks, space and plumbing for a washing machine, built-in storage.

Rear Hallway

4'11" x 4'3" approx (1.5 x 1.3 approx)

Sun lantern, UPVC double glazed door to the rear elevation, Karndean flooring, doors leading off to:

Ground Floor WC

3'11" x 4'11" approx (1.2 x 1.5 approx)

WC, handwash basin with mixer tap, tiled splashbacks, chrome heated towel rail, tiled flooring, recessed spotlights to the ceiling.

Office

8'2" x 7'6" approx (2.5 x 2.3 approx)

Vertical column radiator, coving to the ceiling, recessed spotlights to the ceiling, Karndean flooring, UPVC double glazed window to the rear elevation.

First Floor Landing

UPVC double glazed window to the side elevation, part panelling to the walls, wall mounted radiator, coving to the ceiling, loft access hatch, storage cupboard, carpeted flooring, doors leading off to:

Bedroom One

17'8" x 10'2" approx (5.4 x 3.1 approx)

Two UPVC double glazed windows to the front and side elevations, picture rail, two wall mounted radiators, carpeted flooring.

Bedroom Two

10'9" x 9'2" approx (3.3 x 2.8 approx)

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

Bedroom Three

6'6" x 9'2" approx (2.0 x 2.8 approx)

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

Bathroom

7'2" x 5'2" approx (2.2 x 1.6 approx)

UPVC double glazed window to the side elevation, tiling to the walls, tiling to the floor, WC, handwash basin with storage cupboards below, panelled bath with mixer tap and mains fed shower above, matte black chrome heated towel rail, extractor fan.

Front of Property

To the front of the property there is a driveway providing off the road parking, raised slate area, block paved front garden, access to the garage, side gated access to the rear of the property.

Garage

8'2" x 8'6" approx (2.5 x 2.6 approx)

Up and over door to the front elevation, light and power.

Rear of Property

To the rear of the property there is a spacious enclosed rear garden perfect for entertaining incorporating paved patio area, steps leading down to further patio areas, gravelled area, garden laid to lawn, a range of mature shrubs and trees planted to the borders, fencing to the boundaries, outdoor water tap, external lighting, side access to the front of the property.

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 12mbps Ultrafast 1800mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

Flood Defences: No

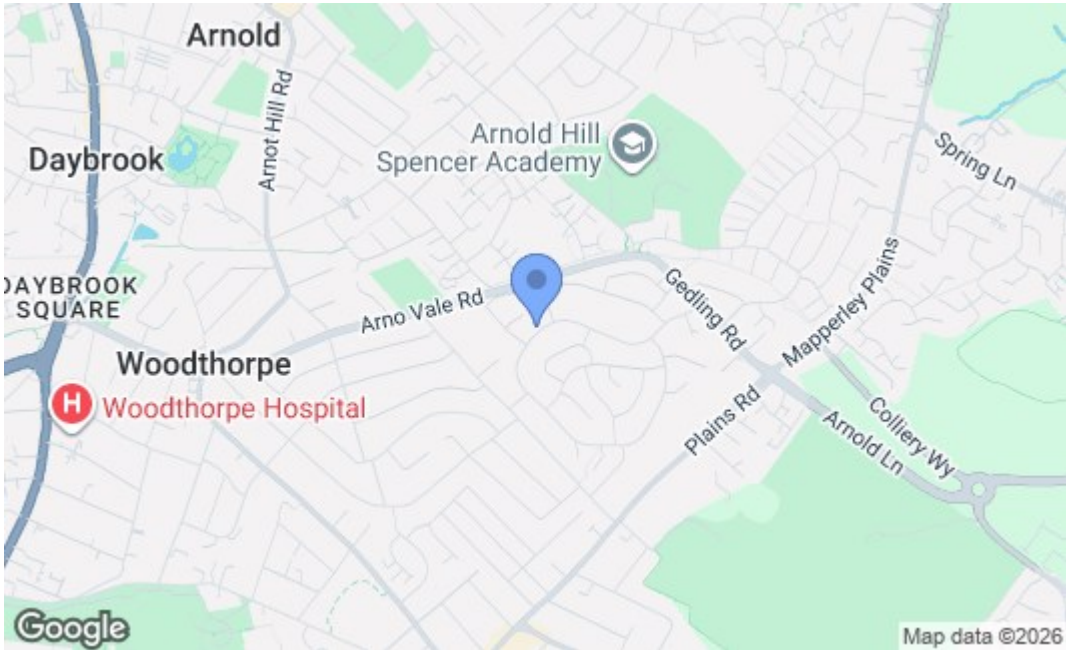
Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No



Robert Ellis
ESTATE AGENTS



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		87
(69-80) C		
(55-68) D	63	
(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.