Robert Ellis

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Dean Road

Woodthorpe, Nottingham NG5 4FJ

SUBSTANTIAL FOUR BEDROOM DETACHED FAMILY HOME, SELLING WITH NO UPWARD CHAIN

Asking Price £425,000 Freehold



Robert Ellis are pleased to bring to the market this substantial and characterful four bedroom detached family home, occupying a desirable position on Dean Road in the highly regarded Woodthorpe area.

Offering generous and versatile accommodation arranged over two floors, the property retains a wealth of attractive original features including stained and leaded glazing, bay windows, parquet flooring, wall panelling, picture rails and traditional internal detailing. The property would now benefit from a programme of modernisation, providing an excellent opportunity for the next owner to create a superb long-term family home to their own taste and requirements.

The accommodation is entered through an impressive and spacious entrance hallway featuring an original stained glass and leaded entrance door, parquet flooring, part-panelled walls and a staircase rising to the first floor.

The ground floor offers two well-proportioned reception rooms, providing excellent flexibility for modern family living. These versatile spaces could be utilised as formal living and dining rooms or adapted to suit individual requirements.

The kitchen is positioned to the rear and is fitted with a range of wall and base units with space for a cooker, washing machine and fridge/freezer. A separate pantry provides useful additional storage.

To the first floor are three double bedrooms, including a particularly spacious principal bedroom with a sectional bay window and leaded glazing. One further room on the first floor is currently designated as bedroom four, adding considerable flexibility for use as additional bedroom, home office, or playroom depending on a purchaser's requirements. The accommodation is completed by a family bathroom and separate WC.

Outside, the property benefits from a driveway providing off-road parking together with a front garden and access to the garage. To the rear is a good-sized, enclosed and private garden, laid predominantly to lawn with a large patio area, established boundaries and gated access.

Dean Road is situated within the popular residential area of Woodthorpe, making this an excellent opportunity for buyers looking for a substantial traditional four-bedroom family home combining character, generous proportions and versatile ground-floor living accommodation with considerable potential.

An early viewing is highly recommended to fully appreciate the size, character, flexibility and potential of the accommodation on offer.





Entrance Hallway
11'10 x 13'03 approx (3.61m x 4.04m approx)
Original stained glass leaded door to the front elevation with leaded lights to either side, Parquet wood flooring, ceiling light point, wall mounted radiator, part panelling to the walls, plate rack, staircase leading to the first floor landing, doors leading off to:

Cloaks Storage
3'4 x 4'4 approx (1.02m x 1.32m approx)
Stained glass leaded window to the front elevation, ceiling light point, panelling to the walls, meter cupboard.

Understairs Storage

Dining Room
12' x 14'01 approx (3.66m x 4.29m approx)
Sectional bay window to the front elevation with leaded lights over, ceiling light point, picture rail, wall mounted radiator, skirting heaters.

Living Room
19'6 x 19'6 approx (5.94m x 5.94m approx)
Window to the rear elevation, access door leading to the rear garden, coving to the ceiling, gas fire, wall light points, ceiling light point, skirting heaters.

Kitchen
12'2 x 11'05 approx (3.71m x 3.48m approx)
A range of wall and base units incorporating laminate worksurfaces over, hot and cold taps over stainless steel sink with drainer, wall mounted Worcester Bosch gas central heating boiler, tiled splashbacks, linoleum floor covering, picture window to the rear elevation, space and plumbing for a washing machine, space and point for a cooker, space and point for a fridge freezer, ceiling light point, wall mounted radiator, panelled door to pantry providing useful additional storage space.

Pantry
2'9 x 6'10 approx (0.84m x 2.08m approx)
With shelving, window to the side elevation, quarry tile flooring, ceiling light point.

First Floor Landing
7'11 x 7'05 approx (2.41m x 2.26m approx)
Carpeted flooring, loft access hatch, leaded window to the side elevation, panelled doors leading off to:

Bedroom One
12'1 x 14'01 approx (3.68m x 4.29m approx)
Sectional bay window to the front elevation with leaded lights above, ceiling light point, coving to the ceiling, wall light point, vanity wash hand basin.

Bedroom Two
10'10 x 10'11 approx (3.30m x 3.33m approx)
Secondary glazed window to the rear elevation, picture rail, wall mounted radiator, ceiling light point.

Bedroom Three
11'05 x 9'03 approx (3.48m x 2.82m approx)
Secondary glazed window to the rear elevation, wall mounted radiator, picture rail, ceiling light point.

Bedroom Four
9'07 x 10'05 approx (2.92m x 3.18m approx)
Window to the front elevation, wall mounted radiator, ceiling light point, coving to the ceiling.

Bathroom
8'4 x 10'5 approx (2.54m x 3.18m approx)
Panelled bath with hot and cold taps over, electric shower over, vanity wash hand basin, tiled splashbacks, stained glass leaded window to the side elevation, storage cupboard housing hot water cylinder with shelving above.

Separate WC
6'6 x 2'7 approx (1.98m x 0.79m approx)
Low level flush WC, window to the side elevation.

Outside
To the front elevation there is a driveway providing off the road vehicle hardstanding, garden laid to lawn, hedging to the front boundaries and pathway to the storm porch.

To the rear of the property there is a good sized enclosed private garden being laid mainly to lawn featuring a large patio area, hedges and fencing to the boundaries, secure gated access.

Garage
Up and over door to the front elevation.

Agents Notes: Additional Information
Council Tax Band: E
Local Authority: Gedling
Electricity: Mains supply
Water: Mains supply
Heating: Mains gas
Septic Tank : No
Broadband: BT, Sky, Virgin
Broadband Speed: Standard 16mbps 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



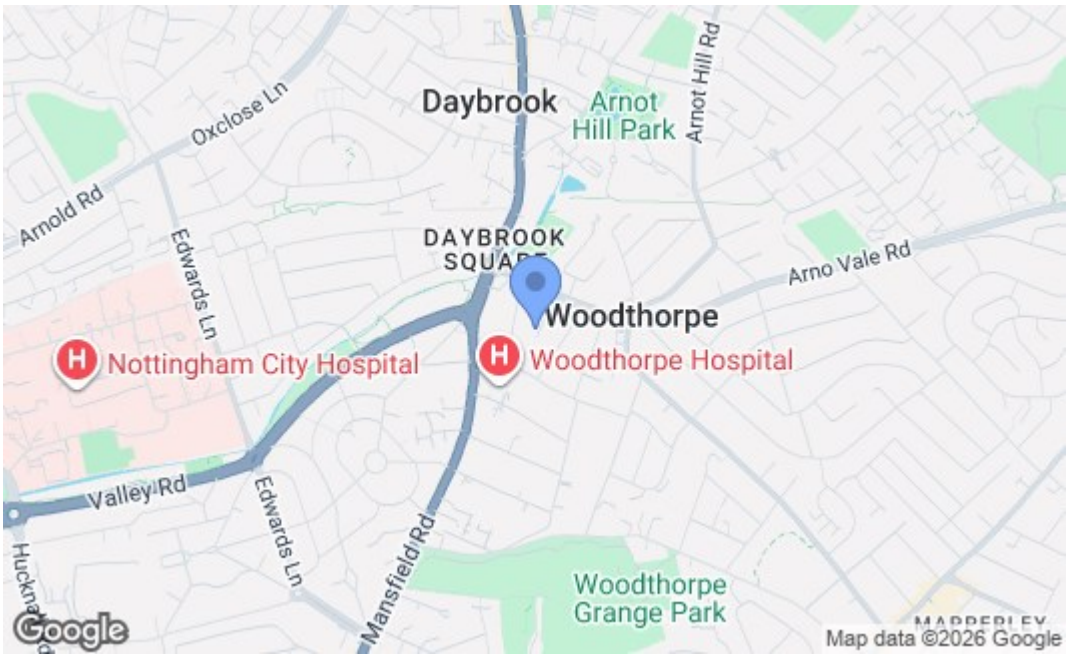


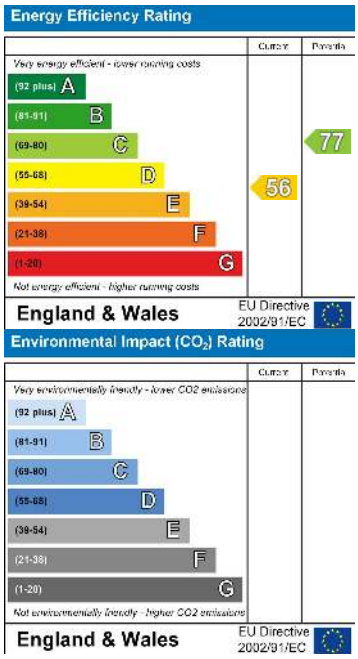












These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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