



21 Nethermere Lane, Woodhouse Park, NG8 6FA
£325,000 Freehold


MARTIN&CO

Nethermere Lane, Woodhouse Park

3 Bedrooms, 2 Bathroom

£325,000

- Double Fronted Detached House
- Dual Aspect Lounge
- Kitchen/Diner With French Doors To Rear Garden
- Driveway & Single Garage
- Master Bedroom With En-Suite & Fitted Wardrobes

This attractive and immaculately presented double fronted three bedroom detached house is situated on this popular development with an array of local amenities to hand. The property briefly comprises of an entrance hall, dual aspect lounge, spacious kitchen/diner with French Doors to the rear garden, cloakroom, three bedrooms (two with fitted storage and master with en-suite) and a family bathroom. Externally the property has a good sized enclosed garden and a driveway leading to a single, detached garage. Early viewing is strongly recommended.



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

ENTRANCE HALL Accessed via an external door with Amtico flooring, wall mounted radiator, ceiling light and stairs rising to the first floor.

LOUNGE 16' 2" x 10' 4" (4.93m x 3.15m) With three dual aspect uPVC double glazed windows to the front and side elevations, fitted carpet, two wall mounted radiators and a ceiling light.

CLOAKROOM With a low flush w.c., pedestal wash hand basin with chrome mixer tap, Amtico flooring, wall mounted radiator and ceiling light.

DINING AREA 12' 9" x 8' 3" (3.89m into bay x 2.51m) With two uPVC double glazed windows to the front elevation and French Doors to the rear garden, Amtico flooring, wall mounted radiator and ceiling light.

KITCHEN 16' 1" x 7' 3" (4.9m x 2.21m) With a range of high and low level units with a squared edge worktop over with upstand and splash back tiling, incorporating

a stainless steel sink and drainer, integrated electric oven, inset gas hob with extractor hood over, integrated fridge, freezer, washing machine and dishwasher, Amtico flooring, under stairs storage cupboard, ceiling light and external rear door.

LANDING With fitted carpet, uPVC double glazed window to the rear elevation, loft hatch (loft has boarding) and ceiling light.

MASTER BEDROOM 13' 1" x 12' 9" (3.99m into wardrobes x 3.89m) With three uPVC double glazed windows to the front and side elevations, a range of fitted wardrobes, a fitted carpet, wall mounted radiator and ceiling light

EN-SUITE Comprising of a double wide shower enclosure with electric shower, low flush w.c., pedestal wash hand basin with chrome mixer tap, vinyl floor covering, heated towel rail, opaque uPVC double glazed window to the front and ceiling light.

BEDROOM TWO 10' 4" x 10' 2" (3.15m x 3.1m) With three uPVC double glazed windows to the front and side elevations, a fitted carpet, fitted wardrobe and over stairs storage, wall mounted radiator and ceiling light.

BEDROOM THREE 7' 3" x 6' 10" (2.21m x 2.08m) With a uPVC double glazed window to the side elevation, a fitted carpet, wall mounted radiator and ceiling light.

BATHROOM With a fitted suite comprising of a panelled bath with chrome mixer tap, low flush w.c., pedestal wash hand basin with chrome mixer tap, part wall tiling, opaque uPVC double glazed window to the side, vinyl floor covering and ceiling light.

EXTERNAL The property enjoys a good sized rear garden which is mainly laid to lawn with a patio area, outside tap, secure gate access and a walled and fenced boundary. There is also a driveway leading to a detached single garage with up and over door, power and lighting. A front garden has a variety of plants and



shrubs and a railed fence.

LOCATION Situated in this sought development the property is within easy reach of the M1 at J26 and is located close to the Nottingham Business Park. There is a pub/restaurant and Aldi supermarket close by while the development also offers a local bus service

NOTES The property benefits from remaining NHBC coverage until 2026 and there is an annual estate charge which is approx. £220 per annum.





GROUND FLOOR
446 sq.ft. (41.4 sq.m.) approx.



1ST FLOOR
437 sq.ft. (40.6 sq.m.) approx.



TOTAL FLOOR AREA : 883 sq.ft. (82.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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