



Lesley
Greaves
estate & letting agents





£325,000

Willerby Road
Woodthorpe
Nottingham

NG5 4PB

EPC Rating 'D'

A substantial three bedroom detached house located in the desirable area of Woodthorpe. In brief, the well presented accommodation spans two floors with the ground floor comprising an entrance hallway, WC, living room, second reception room and a kitchen breakfast room. To the first floor are three bedrooms and a family bathroom. There is a driveway to the front , garage and gates leading to a carport. There is an enclosed garden to the rear. Woodthorpe has been a long sought after area with popular Primary and Secondary Schools and the array of amenities at close by Arnold, Sherwood and Mapperley town centres. Nottingham City Centre is also just a bus ride away.





UPVC DOUBLE GLAZED FRENCH DOORS TO -
PORCH

Tiled floor and uPVC double glazed door to:-

ENTRANCE HALL

Radiator, doors to WC, living room and door to kitchen.

WC

Low level WC, sink, radiator and uPVC double glazed opaque window to the side.

LIVING ROOM

11' 10" x 14' 4" (3.62m x 4.38m)

uPVC double glazed window to the front, radiator, feature fireplaces, coving and double doors to the sitting room / dining room.

KITCHEN/BREAKFAST ROOM

12' 4" x 11' 10" (3.77m x 3.63m)

With a range of fitted wall and base units, composite sink with mixer tap, laminate work surfaces, electric hob, electric oven, spaces for washing machine and for a dryer, integrated microwave, pantry fitted storage, partially tiled walls, spotlights to the ceiling, uPVC double glazed door and window to the rear, door to:-

SITTING ROOM / DINING ROOM

13' 2" x 10' 7" (4.02m x 3.23m)

uPVC double glazed sliding doors to the rear, electric fire with surround and coving to the ceiling. Double doors to living room.



LANDING

uPVC double glazed opaque window to the side, doors to three bedrooms, family bathroom and loft hatch to the ceiling.

SHOWER ROOM

Four piece suite comprising a low level WC, pedestal sink with mixer tap, shower cubicle with mains fed shower, chrome heated towel rail, vinyl flooring, storage cupboard housing a wall mounted combination boiler. Spotlights to the ceiling and a uPVC double glazed opaque window to the side.

BEDROOM ONE

12' 7" x 11' 9" (3.84m x 3.59m)

uPVC double glazed window to the front, fitted wardrobes, coving to the ceiling and radiator.

BEDROOM TWO

11' 10" x 13' 9" (3.62m x 4.21m)

uPVC double glazed window to the front, coving to the ceiling, radiator and fitted wardrobes.

BEDROOM THREE

9' 2" x 8' 9" (2.81m x 2.67m)

uPVC double glazed window to the rear, fitted storage, coving to the ceiling and radiator.

GARAGE

With up and over door.

OUTSIDE

There is a driveway to the front leading to a garage and carport. To the rear is a laid to lawn garden with a range of plants and shrubs and a block paved patio. There are also two useful gardens stores.

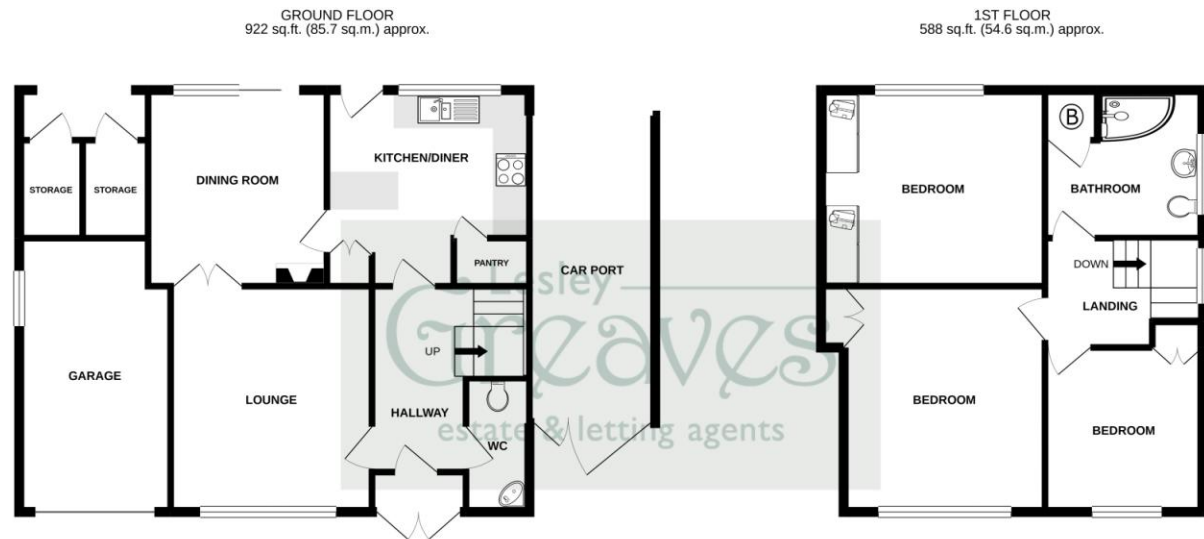
Tenure: Freehold

Council Tax Band D

Local Authority: Gedling Borough Council

Property Directions:

Leaving our office in Mapperley, proceed away from the City Centre along Plains Road and at the traffic light junction turn left onto Gedling Road turn left onto Whitby Crescent then left on to Willerby Road.



TOTAL FLOOR AREA : 1510 sq.ft. (140.3 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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