



**DavidJames**  
the estate agent

**Littlegreen Road, Woodthorpe, Nottingham, NG5 4LN**

**Guide Price £475,000**

# About This Property

GUIDE PRICE £475,000 - £500,000 A superb and versatile 4 bedroom detached family home in the highly sought after Woodthorpe, situated within easy reach of local schools and frequent bus services as well as Mapperley's excellent range of shops, bars and restaurants. The ground floor accommodation comprises a welcoming entrance hall with porch, versatile dining room with feature fireplace, spacious lounge with French doors to the rear garden as well as a beautiful kitchen fitted with an ample range of units, space for appliances and a separate utility room with provision for white goods and access to a cloakroom/WC. Upstairs, the bedrooms are centered around the first floor landing and are complemented by an en-suite shower room, a modern family bathroom which also benefits from a shower cubicle as well as a useful office accessed via bedroom 3 which would be ideal for those looking to work from home. Outside, the stunning well-maintained established garden must be viewed to be fully appreciated and enjoys well-stocked beds and borders, a generous lawn and a variety of patio seating areas which combine to create a fantastic space for entertaining. To the front, a driveway provides off-street parking and access to the garage.

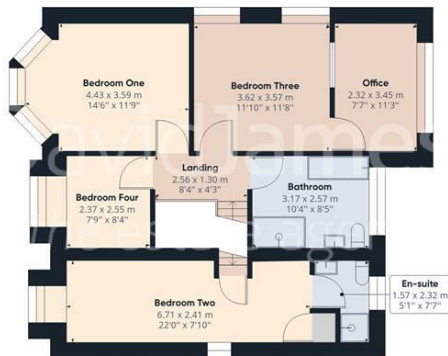
- Substantial detached family home
- 4 bedrooms (plus home office)
- Welcoming entrance hall and ground floor WC
- Spacious lounge with French doors
- Separate versatile dining room
- Superb kitchen with separate utility
- En-suite shower room and fantastic family bathroom with shower cubicle
- Beautifully maintained established gardens
- Driveway and garage provide off-street parking
- Highly sought after location in Woodthorpe







Floor 0



Floor 1



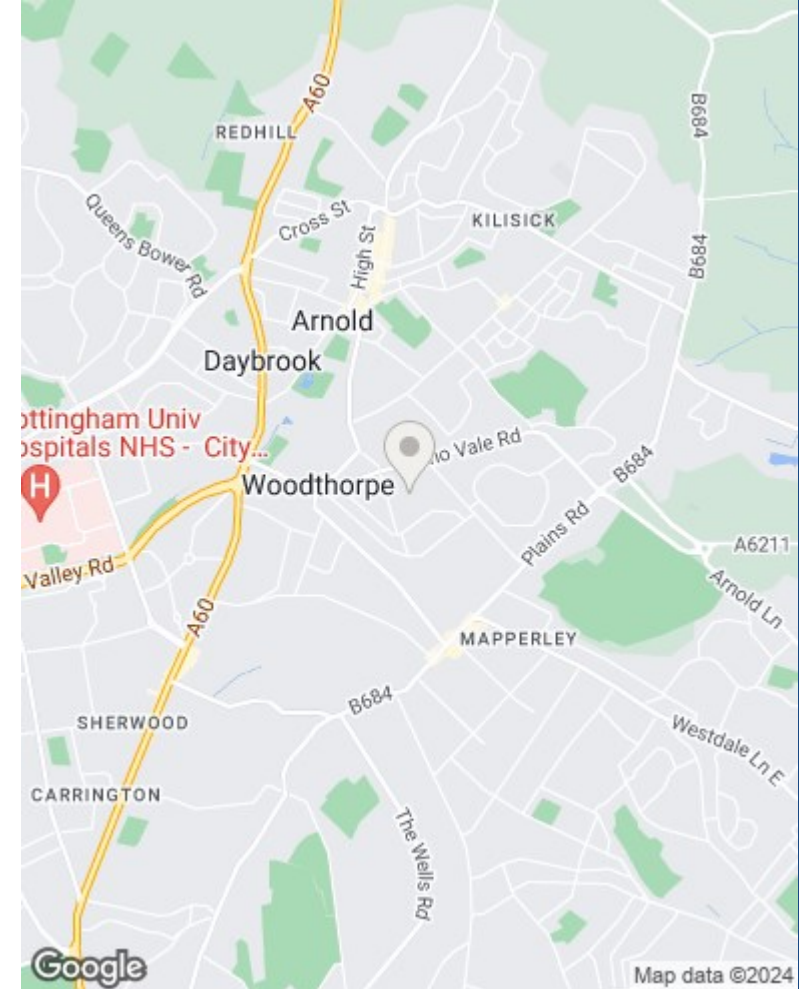
Approximate total area<sup>(1)</sup>

154.15 m<sup>2</sup>  
1659.31 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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**Council Tax Band: E**  
**Gedling Borough Borough**  
**Freehold**

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