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**DavidJames**  
the estate agent

**Breckhill Road, Woodthorpe, Nottingham, NG5 4GP**

**Guide Price £425,000**

# About This Property

Guide Price £425,000 - £450,000 Welcome to this stunning detached house located on Breckhill Road in the sought-after area of Woodthorpe! This property boasts 2/3 spacious reception rooms, perfect for entertaining guests or relaxing with family. With five bedrooms spread over two floors, there is ample space for a growing family or for those who enjoy having guests over.

The property features two bathrooms, ensuring convenience and comfort for all residents. Parking will never be an issue with space for up to four vehicles, making it ideal for those with multiple cars or visitors.

One of the highlights of this property is the generous lawned rear garden, providing a peaceful retreat where you can enjoy the outdoors in the privacy of your own home. The family room offers a cosy space to unwind and can also be utilised as an office/gym, ensuring there is a dedicated area to work from home or pursue hobbies.

Within easy reach of Mapperley's amenities, Woodthorpe's parks and a variety of schools, this detached house offers the perfect blend of well-presented accommodation and convenience. With ample off-street parking and a generous garden, this property is a rare find that combines comfort with practicality. Don't miss the opportunity to make this house your home!



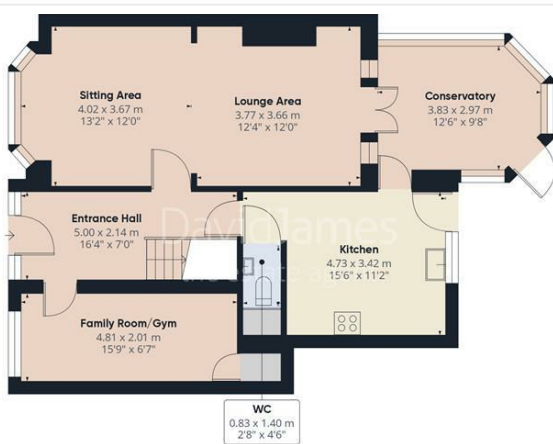
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- Extended detached family home
- 5 good-sized bedrooms
- Entrance hall, useful cellar and cloakroom/WC
- Spacious lounge with feature bay window
- Versatile family room/current gym
- Superb conservatory with insulated roof and French doors
- Modern kitchen with integrated double oven, hob and dishwasher
- Modern family bathroom and main bedroom en-suite
- Driveway providing parking for multiple vehicles
- Generous lawned rear garden with patio seating areas



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Floor 0



Floor 1



Floor 2

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Approximate total area\*

147.52 m<sup>2</sup>  
1587.86 ft<sup>2</sup>

Reduced headroom

4.26 m<sup>2</sup>  
45.86 ft<sup>2</sup>

(†) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

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: D**  
**Gedling Borough Council**  
**Freehold**

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