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**DavidJames**  
the estate agent

**Wherside Road, Woodthorpe, Nottingham, NG5 4LB**

**Guide Price £400,000**

# About This Property

Situated in the peaceful and highly desirable location of Woodthorpe, this spacious and well-presented chalet-style detached bungalow benefits from four bedrooms, two reception rooms, an integral garage and a large private driveway. Hidden behind wrought iron gates, this home offers the sense of privacy while still benefiting from easy access to local amenities.

The property can be accessed via the main entrance at the front of the property or a side entrance underneath the carport. The main entrance leads to a welcoming lounge; a bright and inviting space with a large bay window, dual aspect views and a cosy wood burner. A secondary corridor takes you through to the ground floor accommodation consisting of two double bedrooms and a family bathroom. The first bedroom is a versatile space and has been used as a sitting room, with French doors opening onto a charming courtyard garden. The second bedroom benefits from large fitted wardrobes and an en-suite shower-room.

Further down the hallway is a large kitchen, an impressive space featuring cream shaker-style units complemented by oak-effect worktops and benefitting from a number of integrated appliances including fridge freezer, dishwasher and a Rangemaster 5-burner stove. A large roof window fills the space with natural light, a highlight of the 2015 extension. The dining area sits adjacent and beautifully finished with oak flooring.

Upstairs, the first-floor landing leads to two additional double bedrooms, each featuring effective skylights and the main room having an adjoining WC. The cosy carpeting throughout adds warmth and comfort to the home.

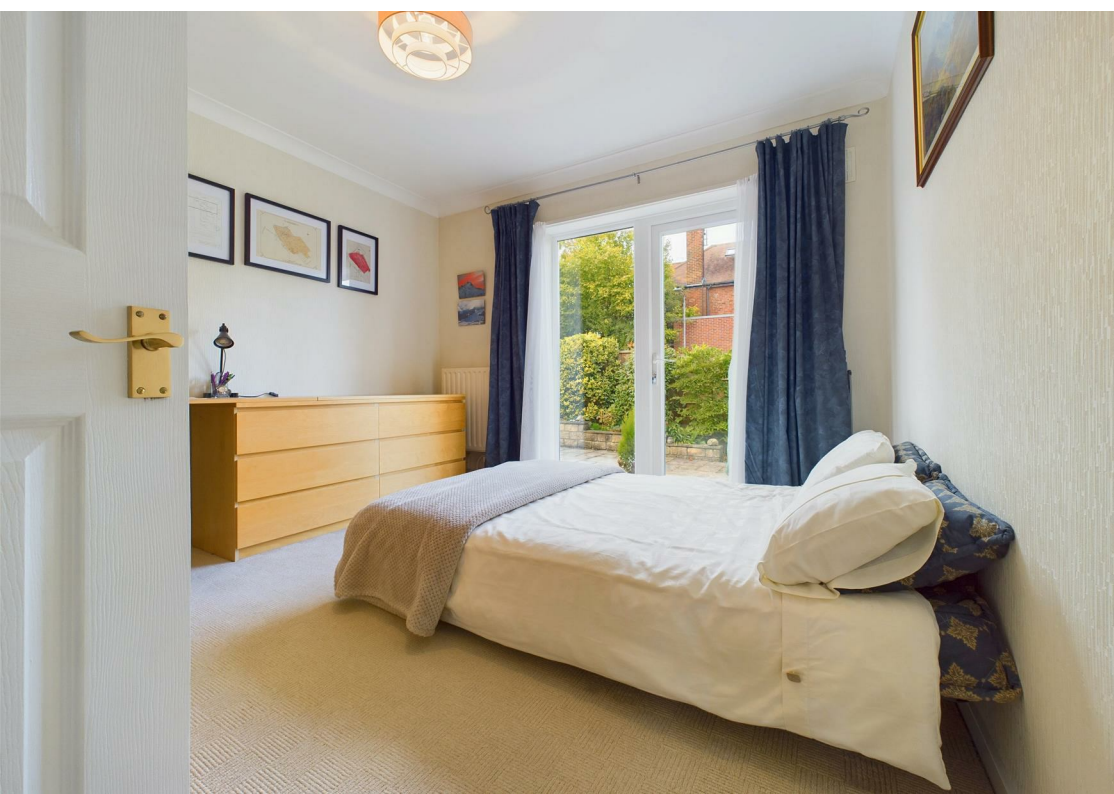
With an expansive courtyard and hard landscaped garden, this home offers plenty of outdoor space for entertaining or relaxing as well as versatile internal space to suit a new owners needs.

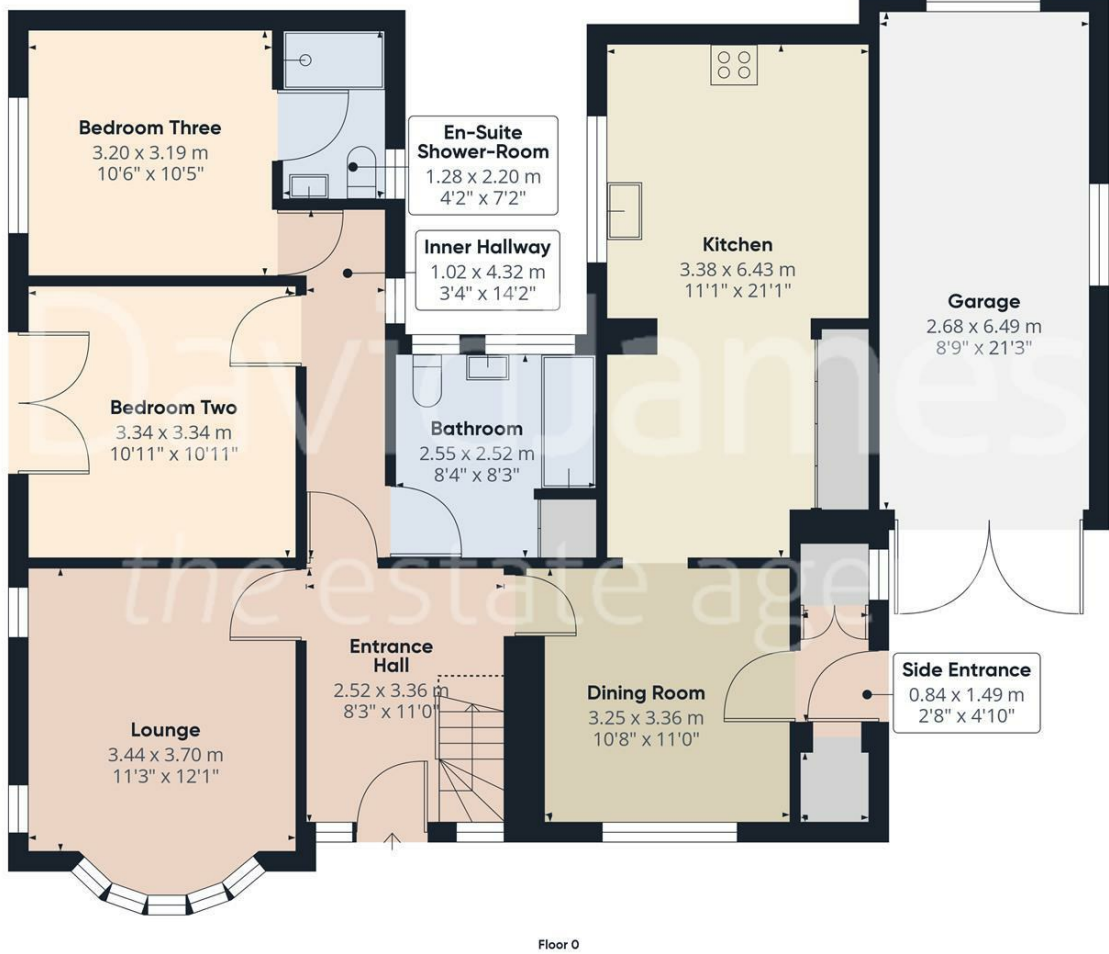
This home and has been owned and cherished by the current vendors for many years and perfect for growing families, professionals, or those seeking a forever home.



- Detached chalet-style bungalow in the desirable area of Woodthorpe
- Four well-proportioned double bedrooms
- Two reception rooms including a cosy lounge and a separate dining room
- Impressive extended kitchen with a range of appliances
- Versatile bedroom three/sitting room with French doors
- Well-presented bathroom, en-suite shower room and a further first floor WC
- Hard landscaped rear and side courtyard for low maintenance
- Garage, car port and large private driveway with wrought iron gated entrance
- Solar panels providing energy efficiency
- Ready to move into







Floor 0



Approximate total area\*  
110.74 m<sup>2</sup>  
1192 ft<sup>2</sup>

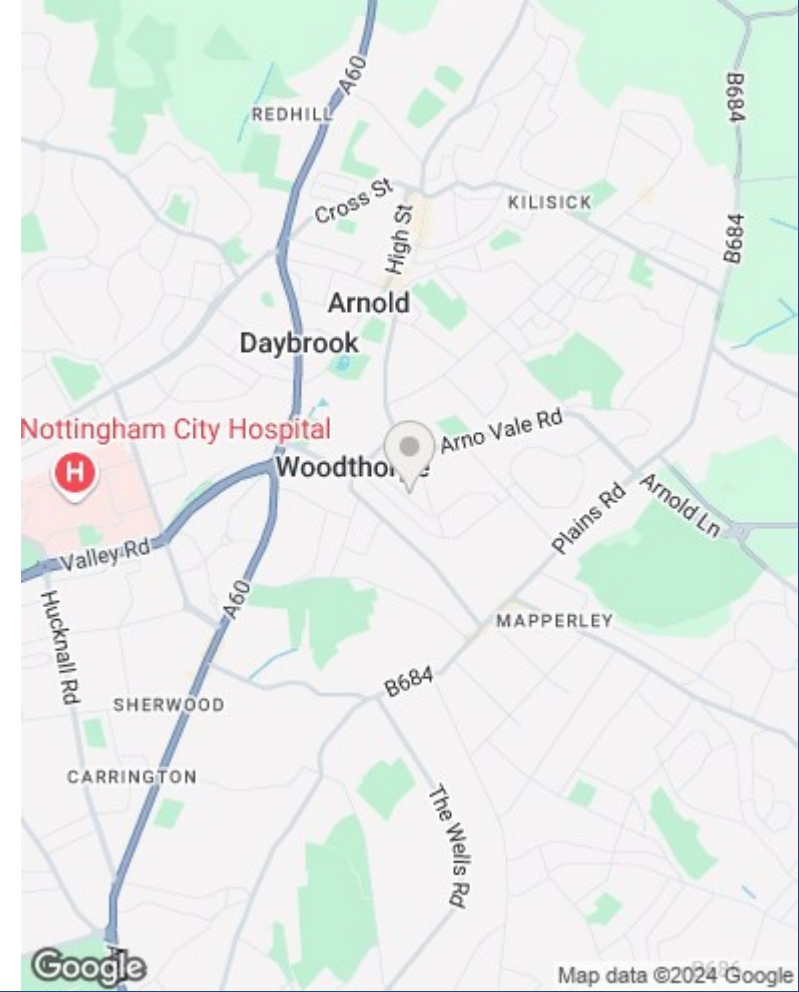
Reduced headroom  
0.9 m<sup>2</sup>  
103.76 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.

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

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