

Weaverthorpe Road,  
Woodthorpe, Nottingham  
NG5 4NB

**£300,000 Freehold**



**\*\*GUIDE PRICE £310,000 - £320,000 \*\***

**\*\* IDEAL DETACHED FAMILY HOME \*\* MUST VIEW \*\***

Robert Ellis Estate Agents are delighted to offer to the market this beautiful **THREE-BEDROOM DETACHED FAMILY HOME** situated in Woodthorpe, Nottingham.

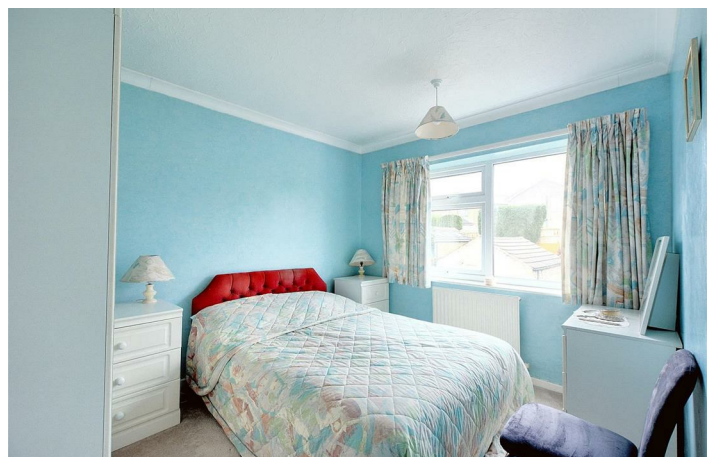
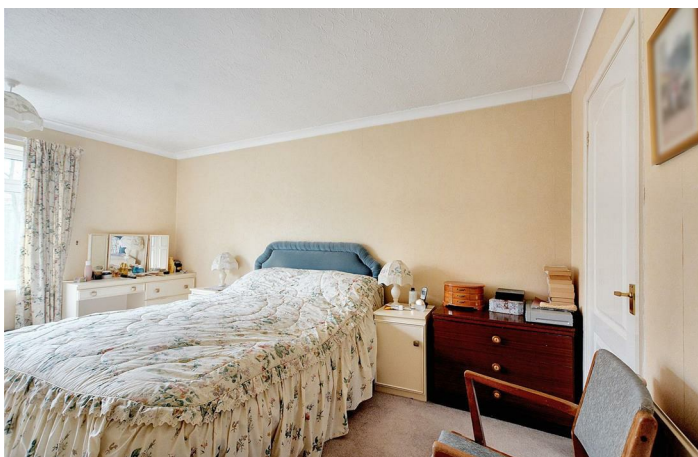
The property is positioned within the desirable location of Woodthorpe, Nottingham, which is a popular location for families as it is within walking distance from local schools such as, Good Sheppard, Woodthorpe Infants, Emehale, Arno Vale & Arnold Hill Academy. The home is also a stone's throw away from Arnold town centre accommodating local amenities, shops and restaurants.

Alongside this, it offers easily accessible transport links into Mapperley, Nottingham City centre and surrounding villages/towns.

In brief the property comprises of; an entrance hall, breakfast kitchen, open plan lounge/diner, three bedrooms and a family bathroom.

To the front of the property, there is a large driveway providing ample off-the-road parking and access to the garage. To the rear, there is a large enclosed rear garden with a patio area, and steps leading to laid-to lawn with ample space for outdoor dining and entertaining.

Do not miss out on this fantastic opportunity, call us today to arrange your viewing!



## Front of Property

To the front of the property there is a driveway providing off the road parking, garden laid to lawn with a small wall to the boundary and access into the Garage

## Entrance Hallway

UPVC double glazed entrance door to the side elevation. Fixed double glazed panel. Wall mounted double radiator. Ceiling light point. Coving to the ceiling. Under the stairs storage cupboard providing useful additional storage space. Staircase to First Floor Landing. Internal glazed door leading into Open Plan Living Room / Dining Area

## Dining Area

11'9 x 9' approx (3.58m x 2.74m approx)  
UPVC double glazed window to the side elevation. Wall mounted radiator. Ceiling light point. Coving to the ceiling. Open through to Living Area. Internal glazed French doors leading through to Kitchen Diner

## Living Area

19'03 x 11'10 approx (5.87m x 3.61m approx)  
UPVC double glazed picture window to the front elevation. Wall mounted double radiator. Ceiling light point. Wall light points. Coving to the ceiling. Feature fireplace incorporating wooden surround, marble hearth and back panel with inset living flame gas fire

## Kitchen Diner

19'01 x 6'10 approx (5.82m x 2.08m approx)  
UPVC double glazed window to the rear elevation. UPVC double glazed French doors to the rear elevation leading out to the enclosed rear garden. Tiled flooring. Wall mounted radiator. Ceiling light points. Range of matching wall base and drawers units with worksurfaces above. Stainless steel 1.5 bowl sink and drainer unit with dual heat tap above. Stainless steel extractor hood. Space and point for freestanding gas range or electric cooker. Space and plumbing for automatic washing machine. Space and plumbing for freestanding dishwasher. Space and point for freestanding fridge freezer. Ample space for Dining

## First Floor Landing

UPVC double glazed window to the side elevation. Loft access hatch. Internal doors leading into Bedroom 1, 2, and Family Bathroom

## Bedroom 1

15'05 x 10'6 approx (4.70m x 3.20m approx)  
UPVC double glazed picture window to the front elevation. Wall mounted radiator. Ceiling light point. Coving to the ceiling. Built-in walk-in wardrobes providing ample storage space

## Bedroom 2

10'5 x 10'3 approx (3.18m x 3.12m approx)  
UPVC double glazed window to the rear elevation. Wall mounted radiator. Ceiling light point. Coving to the ceiling. Built-in wardrobes providing ample storage space

## Bedroom 3

11'06 x 8'07 approx (3.51m x 2.62m approx)  
UPVC double glazed windows to the front and side elevation. Wall mounted radiator. Ceiling light point. Coving to the ceiling. Built-in wardrobes providing ample storage space

## Family Bathroom

9'08 x 6'09 approx (2.95m x 2.06m approx)  
UPVC double glazed window to the rear elevation. Tiled flooring. Fully tiled walls. Wall mounted radiator. Recessed spotlights to ceiling. 4 piece suite comprising of a double ended panel bath, walk-in shower enclosure with electric Triton shower above, vanity wash wash hand basin with dual heat tap and storage cupboards below and a low level flush WC

## Rear of Property

To the rear of the property there is a good sized enclosed rear garden being made mainly to lawn with mature shrubs and trees planted to the borders, paved patio area and fencing to the boundaries

## Garage

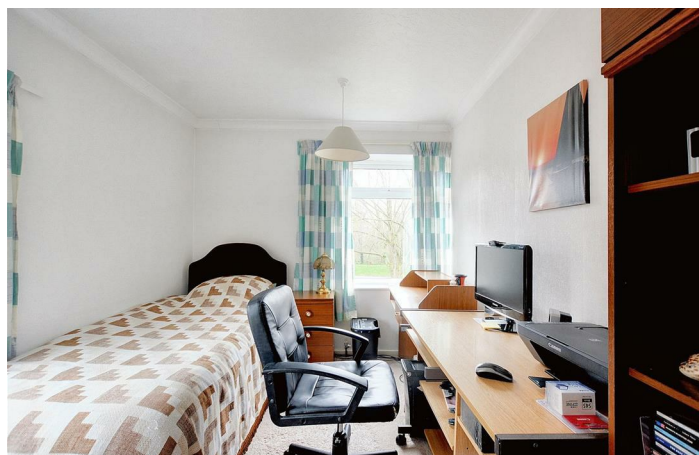
Freestanding brick built garage. Up and over door to the front elevation and access door to the side elevation.

## Council Tax

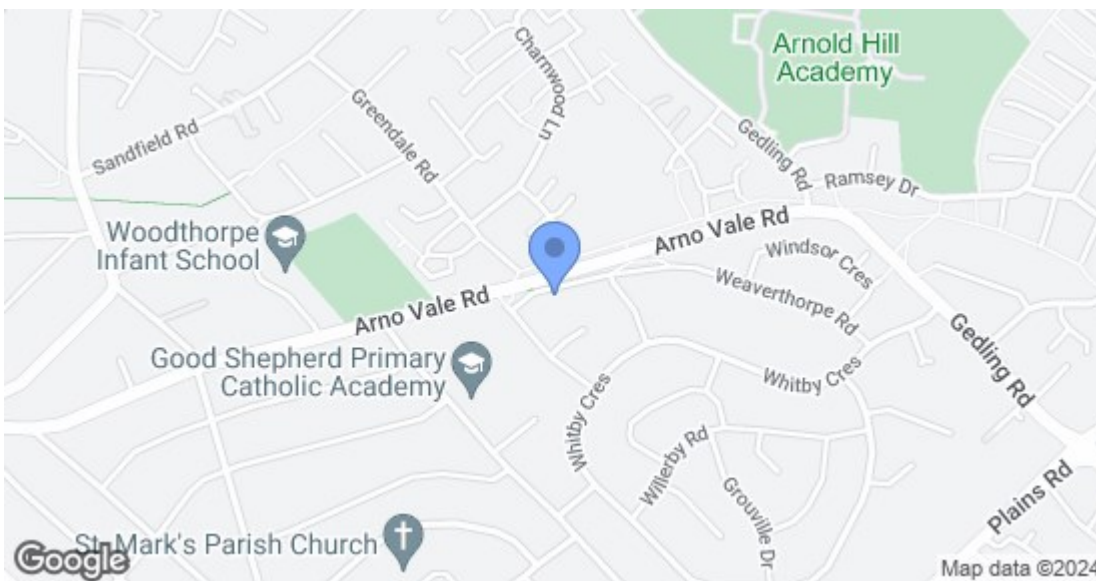
Local Authority Gedling  
Council Tax band D

## Agents Notes: Additional Information

Electricity – Mains supply  
Water – Mains supply  
Heating – Gas central heating  
Septic Tank – No  
Broadband – BT, Sky  
Broadband Speed - Standard 12mbps Ultrafast 1000mbps  
Phone Signal – 02, Vodafone, EE, Three  
Sewage – Mains supply  
Flood Risk – No flooding in the past 5 years  
Flood Defences – No  
Non-Standard Construction – No  
Any Legal Restrictions – No  
Other Material Issues – No



**Robert Ellis**  
ESTATE AGENTS



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		82
(81-91) <b>B</b>		
(69-80) <b>C</b>	68	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.