



**Walsingham Road  
Woodthorpe, Nottingham NG5 4NQ**

A THREE BEDROOM, DETACHED FAMILY HOME SITUATED ON A CORNER PLOT IN THE HEART OF WOODTHORPE, NOTTINGHAM

**Asking Price £325,000 Freehold**



**\*\* CORNER PLOT \*\* MUST VIEW \*\* DETACHED FAMILY HOME \*\***

Robert Ellis Estate Agents are delighted to offer to the market this THREE bedroom, detached home situated in the heart of Woodthorpe, Nottingham.

The property is positioned within the desirable location of Woodthorpe, Nottingham. It is a popular location for families as it offers eateries, shops and parks. 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; entrance hall, lounge, dining room, kitchen three bedrooms and family bathroom. Externally there is a balcony, side garden front garden and two single garages to the side.

An early viewing on this property is highly recommended to appreciate the accommodation on offer.



## Front of Property

The property sits on a corner plot with laid to lawn gardens to front, side and rear elevations. Plants, shrubbery and hedging. Pathway leading to the front entrance. Steps to the rear balcony. Brick wall surrounding. To the side elevation there is a double driveway and access to the two garages.

## Entrance Porch

4'1" x 2'9" approx (1.25 x 0.84 approx)

UPVC double glazed entrance door to the front elevation leading into the Entrance Porch. UPVC double glazed windows to the front elevation. Tiled flooring. Wooden single glazed entrance door leading into Entrance Hallway

## Entrance Hallway

Wooden effect laminate flooring. Wall mounted radiator. Ceiling light point. Staircase to First Floor Landing. Internal doors leading into Living Room, Kitchen & Storage Cupboard

## Living Room

11'6" x 13'8" approx (3.53 x 4.17 approx)

Double glazed window to the front elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point. Coving to the ceiling. Feature gas fireplace with tiled hearth, brick surround and wooden mantle. Internal single glazed French doors leading into Dining Room

## Dining Room

8'5" x 11'7" approx (2.57 x 3.54 approx)

UPVC double glazed sliding doors leading to the balcony. Carpeted flooring. Wall mounted radiator. Ceiling light point. Coving to the ceiling. Internal door leading into Kitchen

## Kitchen

11'10" x 12'3" approx (3.63 x 3.75 approx)

Double glazed window to the side elevation. Tiled flooring. Tiled splashbacks. Wall mounted radiator. Ceiling light point. Range of wall base and drawers units with worksurfaces above. Built-in breakfast bar with ample space for seating. Stainless steel double sink and drainer unit with dual heat tap above. Integrated electric oven. 4 ring gas hob with extractor unit above. Space and point for freestanding fridge freezer. Space and plumbing for automatic washing machine. Access into Storage Cupboard / Pantry. Double glazed door leading to the balcony

## Storage Cupboard

7'6" x 3'11" approx (2.3 x 1.2 approx)

Double glazed window to the front elevation. Potential to convert into Ground Floor WC subject to relevant planning permission

## First Floor Landing

Feature stained glass window to the side elevation. Carpeted flooring. Ceiling light point. Internal doors leading into Bedroom 1, 2, 3 and Family Bathroom

## Bedroom 1

13'7" x 11'7" approx (4.15 x 3.54 approx)

Double glazed window to the front elevation. Carpeted flooring. Wall mounted radiator. Ceiling light points. Built-in double wardrobes

## Bedroom 2

11'7" x 11'7" approx (3.54 x 3.54 approx)

Double glazed window to the front elevation. Carpeted flooring. Wall mounted radiator. Ceiling light points. Built-in double wardrobe, bedside tables and over the bed storage

## Bedroom 3

8'9" x 8'10" approx (2.69 x 2.70 approx)

Double glazed window to the front elevation. Carpeted flooring. Wall mounted radiator. Ceiling light points. Built-in storage cupboard

## Family Bathroom

8'8" x 8'8" approx (2.66 x 2.65 approx)

Single glazed windows to the side and rear elevations. Tiled flooring. Tiled walls. Wall mounted radiator. Recessed ceiling spotlights. 3 piece suite comprising of a walk-in shower enclosure with electric shower above, vanity wash hand basin with dual heat tap and storage space below and a low level flush WC. Built-in airing cupboard. Loft access hatch

## Rear of Property

To the rear of the property there is a balcony area with ample space for seating and out door entertaining with railing surrounding. There is also a large laid to lawn area with plants, shrubbery, apple trees. and brick wall surrounding. Steps to side elevation leading to laid to lawn garden.

## Garage 1

8'5" x 8'5" approx (2.59 x 2.57 approx)

Double glazed window leading into Garage 2. Power & Lighting

## Garage 2

20'10" x 8'5" approx (6.36 x 2.57 approx)

Double glazed window leading into Garage 1. Power & Lighting

## 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 7mbps Ultrafast 1000mbps

Phone Signal – 02, Vodafone, Three, EE

Sewage – Mains supply

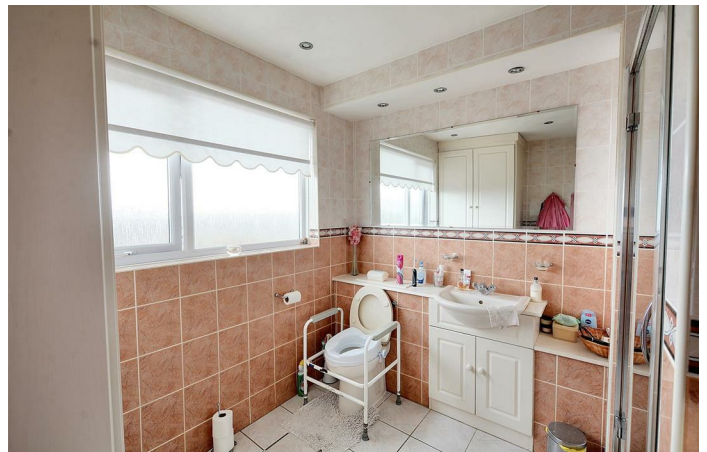
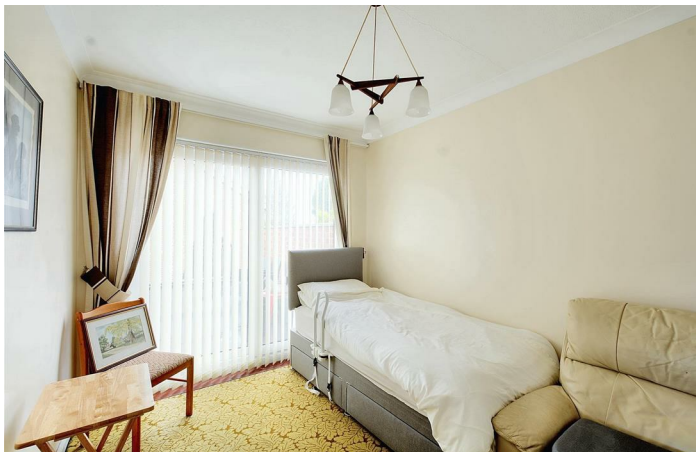
Flood Risk – No flooding in the past 5 years

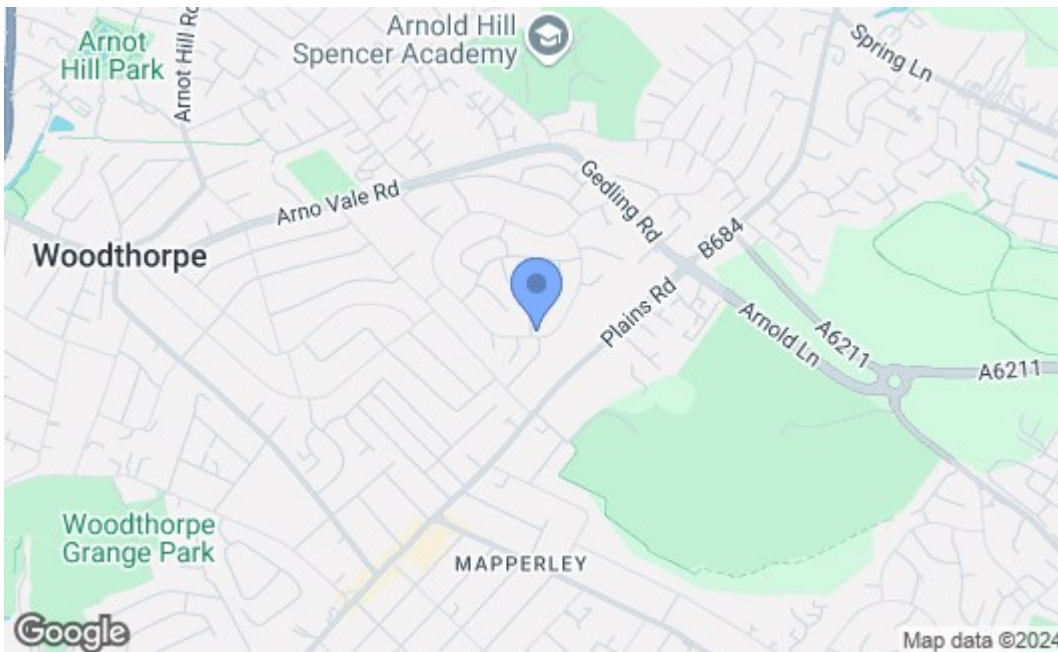
Flood Defences – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
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.