



Walsingham Road,  
Woodthorpe, Nottingham  
NG5 4NU

**£500,000 Freehold**



**\*\* GUIDE PRICE £500,000- £550,000\*\* IMMACULATE THROUGHOUT \*\* MODERNISED FAMILY HOME \*\***

Robert Ellis Estate Agents are proud to present to the market this STUNNING FOUR BEDROOM, DETACHED FAMILY HOME situated in the POPULAR LOCATION of 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 Mapperley and Arnold town centre accommodating local amenities, shops and restaurants.

The home has undergone FULL MODERNISATION with high specifications throughout such as Oak flooring and staircase, Porcelain tiles through the ground floor and bathrooms which have been newly installed, solid wood kitchen with feature Quartz worktop with integrated Neff appliances and landscaped rear garden. It is the ideal location for families with parks such as Gedling Country Park, Woodthorpe Grange Park and Amot Hill Park all within close proximity.

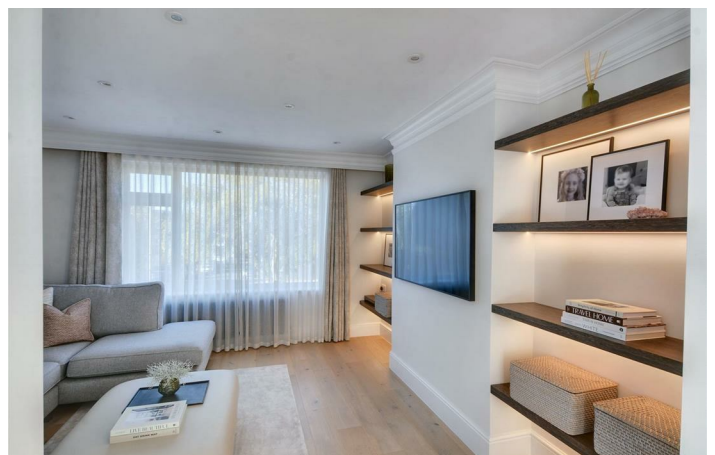
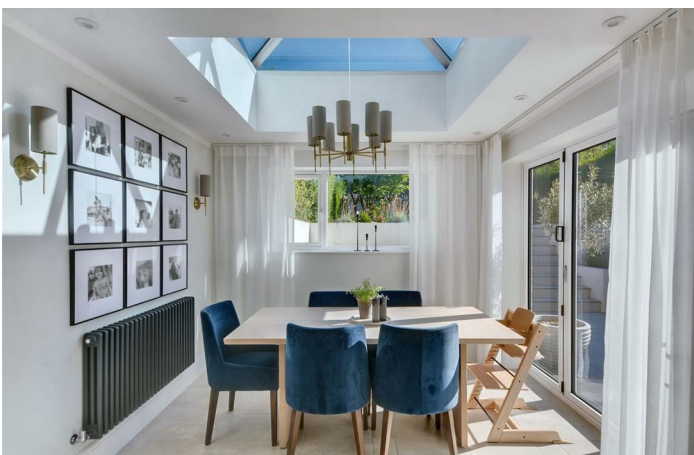
Upon entry, you are welcomed into the light and airy hallway which leads through to the open plan living area featuring the fitted kitchen with feature island and integrated appliances, alongside first set of aluminium bi-fold doors. The open plan living area flows into the dining room with glazed sun lantern and second set of aluminium bi-folds doors, allowing natural light to encapsulate the property with ease. The ground floor also hosts the lounge which allows you to have your 'snug' element within the home, alongside the utility, downstairs WC and office with fitted desk and storage.

Stairs lead to landing, first double bedroom with stunning feature windows and skylights, alongside a highly modern, shower room en-suite. Second double bedroom, third double bedroom and fourth bedroom which has currently been adapted to a dressing room, however could be reverted back to a single bedroom. You also have the modern family bathroom which features a beautiful, three piece suite.

To the rear of the home is a highly landscaped garden which would allow prospective buyers to enjoy immediately. It offers a stunning patio with Porcelain slabs, with steps and tiered flower beds leading up to the laid to lawn and limestone shingle and shed which has been connected to the mains for power.

The front of the home has also undergone modernisation with a two car, blocked paved driveway and low maintenance tiered garden.

A viewing is ESSENTIAL to appreciate the SPECIFICATION, SIZE and LOCATION of this UNIQUE OPPORUTNITY- Contacting our office to arrange your viewing now is highly recommended to ensure that you do not miss out!



### Entrance Hallway

16'0" x 6'5" approx (4.90 x 1.98 approx)

UPVC double glazed opaque composite front door. UPVC double glazed opaque windows. Porcelain tiled flooring. Wall mounted radiator. Access into the breakfast kitchen.

### Breakfast Kitchen

30'9" x 10'2" approx (9.38 x 3.11 approx)

Aluminium bi-fold doors opening onto the patio area. Porcelain tiled flooring. Range of fitted solid wood wall and base units with quartz worksurfaces above. Integrated sink with dual heat tap. Island unit with drawers and storage cupboards. Breakfast bar. Neff 5 ring induction hob with extractor fan above. Integrated Neff double oven. Access into the dining room.

### Dining Room

8'4" x 9'10" approx (2.56 x 3.02 approx)

Aluminium bi-fold doors opening onto the patio area. Glaze sun lantern. Porcelain tiled flooring. Wall mounted radiator.

### Lounge

12'5" x 14'2" approx (3.79 x 4.34 approx)

UPVC double glazed window. Oak flooring. Wall mounted radiator.

### Utility Room

4'7" x 6'9" approx (1.42 x 2.07 approx)

Porcelain tile flooring. Integrated freezer. Fitted cupboards housing space and plumbing for washing machine and tumble dryer.

### Office

8'5" x 6'5" approx (2.57 x 1.97 approx)

UPVC double glazed window with fitted shutter blinds. Porcelain tile flooring. Wall mounted radiator. Fitted desk area with ample storage.

### Downstairs WC

3'4" x 6'9" approx (1.02 x 2.07 approx)

Porcelain tile flooring. Panelled feature walling. Wall mounted sink with dual heat tap. WC.

### First Floor Landing

11'4" x 8'4" approx (3.46 x 2.56 approx)

Oak flooring. Access into bedroom 1, 2, 3, 4/dressing room and the family bathroom.

### Bedroom 1

15'10" x 14'0" approx (4.85 x 4.27 approx)

UPVC double glazed window to the rear elevation. UPVC double glazed Velux windows. Oak flooring. Wall mounted radiator. Access into to the en-suite shower room.

### En-Suite Shower Room

4'10" x 8'0" approx (1.48 x 2.44 approx)

UPVC double glazed opaque window. Porcelain tiled flooring. Fully porcelain tiled walls. Newly fitted 3 piece suite incorporating a walk-in double shower with waterfall shower head and handheld shower unit, wall mounted sink with storage underneath and dual heat tap and a WC.

### Bedroom 2

12'0" x 8'9" approx (3.67 x 2.67 approx)

UPVC double glazed window. Oak flooring. Wall mounted radiator.

### Bedroom 3

10'5" x 11'3" approx (3.18 x 3.45 approx)

UPVC double glazed window. Oak flooring. Wall mounted radiator. Fitted wardrobes.

### Bedroom 4 / Dressing Room

6'11" x 9'2" approx (2.11m x 2.79m approx)

6'11" x 5'10" with fitted wardrobes. UPVC double glazed window. Oak flooring. Wall mounted radiator.

### Family Bathroom

5'5" x 7'10" approx (1.66 x 2.41 approx)

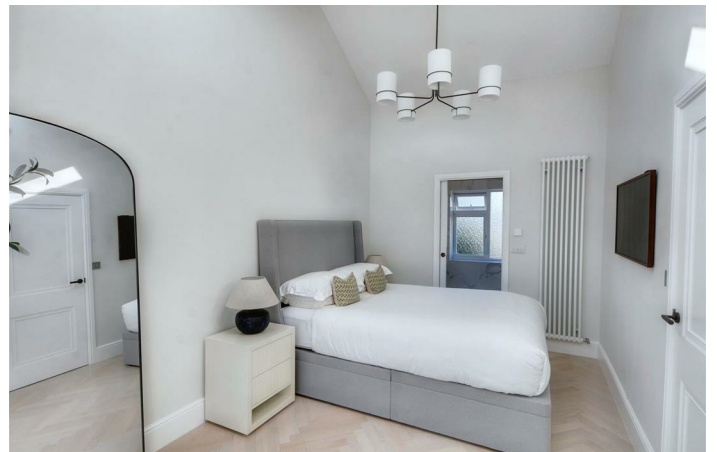
UPVC double glazed opaque window with fitted wooden shutters. Porcelain tiled flooring. Fully porcelain tiled walls. Newly fitted 3 piece suite incorporating a bath with dual heat tap and waterfall shower head and handheld shower unit, wall mounted sink with storage underneath and dual heat tap and a WC.

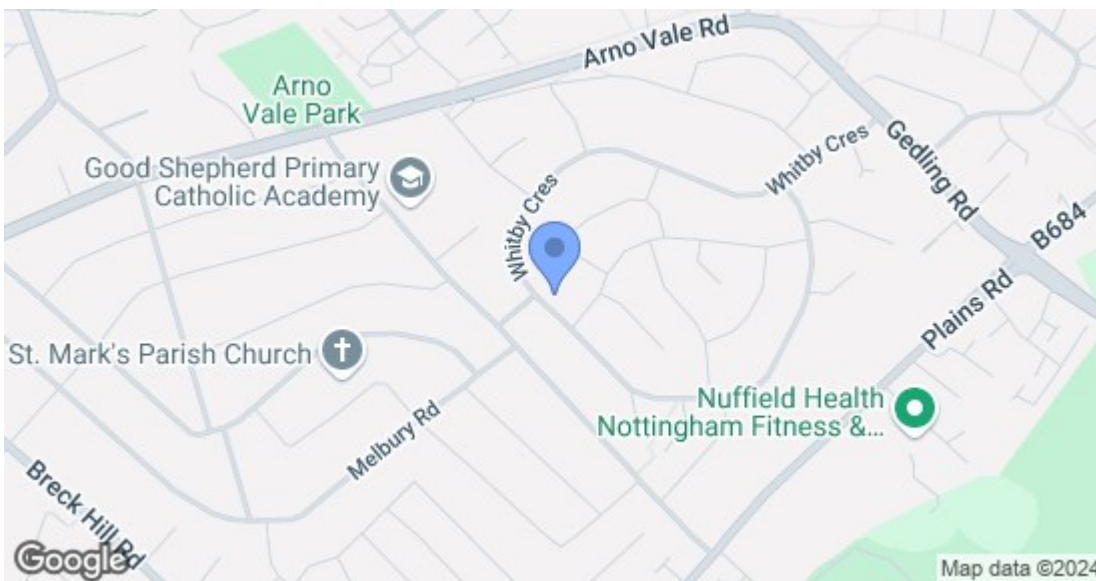
### Front of Property

To the front of the property there is a block paved driveway providing off the road parking, steps leading to the front entrance, low maintenance tiered level garden which is stoned with shrubbery and feature tree.

### Rear of Property

To the rear of the property there is a landscaped rear garden with a feature patio area with porcelain slabs (40m<sup>2</sup> approx) steps leading to the laid to lawn garden with limestone shingle (180m<sup>2</sup> approx) Access into shed with mains powers (10 x 2 m approx)





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B		73	
(69-80) C			
(55-68) D			
(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	
Environmental Impact (CO <sub>2</sub> ) Rating		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.