

Emma Terry Homes

moving made personal



9 Cowper Road
Woodthorpe, Nottingham, NG5 4FZ

Guide price £375,000 - £395,000



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Located in the highly sought-after Woodthorpe area, this beautifully maintained 4-bedroom semi-detached home offers spacious living across three floors – ideal for families or anyone looking for room to grow.

The ground floor features an inviting living room with a large bay window and a bright, modern open-plan kitchen-dining space – ideal for relaxing or entertaining. Upstairs, three well-proportioned bedrooms and a family bathroom occupy the first floor. The third bedroom is currently used as a home office but would also serve perfectly as a child's bedroom or nursery.

The second floor boasts a fourth bedroom with an ensuite, providing privacy and flexibility for a master suite, guest room, or accommodation for older children.

Outside, a landscaped private rear garden with lawn, patio, and decked areas catches the sun from morning to evening, creating a perfect space for outdoor dining or play. Safely enclosed with gated access to the front, adding convenience. A modern garden studio room provides an additional versatile space – perfect as a gym, home office, or hobby room.

To the front, a driveway provides off-street parking for two cars.

The location is a major selling point. Situated on a quiet, friendly road with a community feel, the property is within walking distance of Mapperley Top and Sherwood High Street, with a range of shops, restaurants, and transport links. Nottingham City Centre is just a 10-minute drive away. Woodthorpe Park, local schools, nurseries, and essential amenities such as libraries, doctors, and dentists are all close by – making this home ideal for families.

Presented in excellent condition and ready to move into, with many thoughtful features including window shutters, this stylish and welcoming home offers versatility in a highly desirable area.



ENTRANCE HALL

Entrance door to property, a central heating radiator, UPVC double glazed obscure window to side, doors through to living room and kitchen/diner, access to understairs storage cupboard and stairs to first floor.

LIVING ROOM

A central heating radiator, built-in storage cupboards and UPVC double glazed bay window to front.

DINING ROOM

A central heating radiator, built-in storage cupboard and sliding glass door to rear.

KITCHEN

A variety of kitchen units, 1 1/2 bowl sink with mixer tap and drainer, built-in oven, integrated dishwasher and fridge/freezer, gas hob and extractor fan, underfloor heating, UPVC double glazed window to rear and side entrance door to property.

LANDING

UPVC double glazed window to side, doors through to bedroom 1, 2, 3 and bathroom and stairs to second floor.

BEDROOM 1

A central heating radiator, decorative fireplace, built-in storage cupboard and UPVC double glazed window to front.

BEDROOM 2

A central heating radiator and UPVC double glazed window to rear.

BEDROOM 3

A central heating radiator, fitted desk unit and UPVC double glazed window to front.

BATHROOM

Low level flush WC, wash hand basin with mixer tap in vanity unit, P-shaped bath with mixer tap and hand-held showerhead and shower over, heated towel rail and two UPVC double glazed obscure windows to side.

LANDING

UPVC double glazed obscure window to side and door through to bedroom 4.

BEDROOM 4

A central heating radiator, three Velux windows and door through to ensuite.

ENSUITE

2-In-1 combined wash basin and WC and separate shower cubicle.

OUTSIDE

The rear garden features an Indian sandstone paved area with steps leading up to a lawn, decking and a garden room. There is an outdoor plug socket and gated access to the front.

To the front, the property has a driveway providing off-street parking and gated access to the rear.

GARDEN ROOM/STUDIO

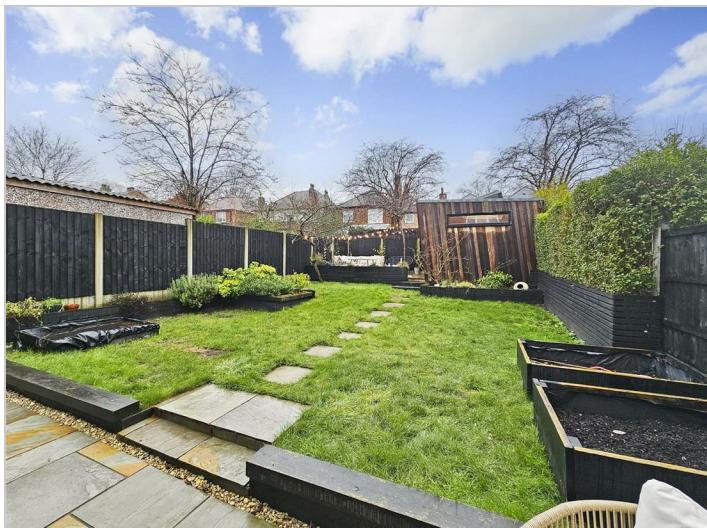
Power and lighting, Velux window and window to side.



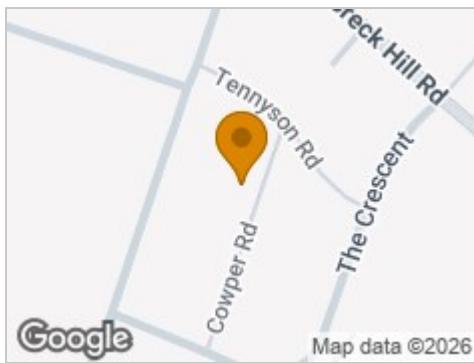




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Road Map



Hybrid Map



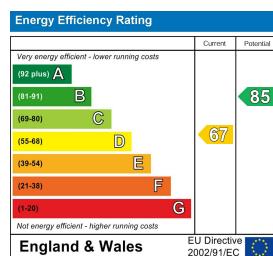
Terrain Map



Viewing

Please contact our Emma Terry Homes Office on 0115 966 57 41 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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