

Emma Terry Homes

moving made personal



16 Calstock Road

Woodthorpe, Nottingham, NG5 4FH

Asking Price £575,000



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Full of Character & Charm....

A traditional style 4/5 bedroom detached family home, situated in the sought after location of Woodthorpe. The property sits on a larger than average plot, with a secret garden to the rear and two driveways to the front. After years of loving ownership this beautiful home has been extended to make room for the whole family.

This property boasts an extended living room, dining room, kitchen, two downstairs W.C, spacious hallway, sun room and an integral single garage.

To the first floor there are four double bedrooms and a family bathroom with separate W.C. To the second floor there are two attic rooms, one currently being used as a home office and the other as additional storage.

Outside, the property is complemented by a well-established rear garden, a large lawn and mature plants, trees and shrubs to the boundaries.

Viewing is highly recommended to fully appreciate the space of this stunning home!



Entrance Door leads through to:

ENTRANCE PORCH

With internal leaded stained glass door through to:

HALLWAY

Spacious hallway with stairs rising to first floor, leaded window to the front elevation with secondary glazing and doors through to:

DINING ROOM

12'1" x 12'4" (3.7m x 3.78m)

Multi-fuel burning stove, central heating radiator and secondary glazed, leaded bay window to front elevation.

LIVING ROOM

12'2" x 21'0" (3.71m x 6.41m)

Multi-fuel burning stove, UPVC double glazed sliding doors to the rear garden and central heating radiator.

KITCHEN

Fitted with a range of wall and base units, fitted sink, integrated double oven, induction hob with extractor over, central heating radiator, space for fridge freezer, space and plumbing for dishwasher, window to the rear elevation and feature leaded door through to:

SIDE ACCESS

Doors through to:

INTEGRAL GARAGE

Power, lighting, double garage barn doors to front and space/plumbing for washing machine.

SUN ROOM

10'9" x 10'5" (3.28m x 3.18m)

Belfast sink and double glazed UPVC French doors to the rear garden.

GARDEN W.C

W.C and hand wash basin.

AIRING CUPBOARD

Vaillant wall mounted boiler and central heating radiator.

DOWNSTAIRS W.C

Fitted with low level W.C and hand wash basin.

STAIRS AND LANDING

Stairs rising to first floor, two feature leaded windows to the front elevation with secondary glazing and doors through to:

Tel: 0115 966 57 41

BEDROOM ONE

12'1" x 12'4" (3.70m x 3.78m)

Central heating radiator and feature leaded bay window to the front elevation with secondary glazing.

BEDROOM TWO

12'1" x 14'11" (3.7m x 4.57m)

Central heating radiator and double glazed window to the rear elevation.

BEDROOM THREE

12'5" x 10'10" (3.79m x 3.32m)

Central heating radiator and double glazed window to the rear elevation.

BEDROOM FOUR

8'4" x 10'0" (2.56m x 3.05m)

Feature leaded window to the front elevation and central heating radiator.

BATHROOM

Fitted with a three piece suite, double walk-in shower with electric shower, panel bath, hand wash basin, partially tiled walls and window to the rear elevation.

SEPERATE W.C

Low level flush W.C and window to side elevation.

STAIRS RISING TO LOFT ROOM /OFFICE

LOFT ROOM / HOME OFFICE / STORAGE

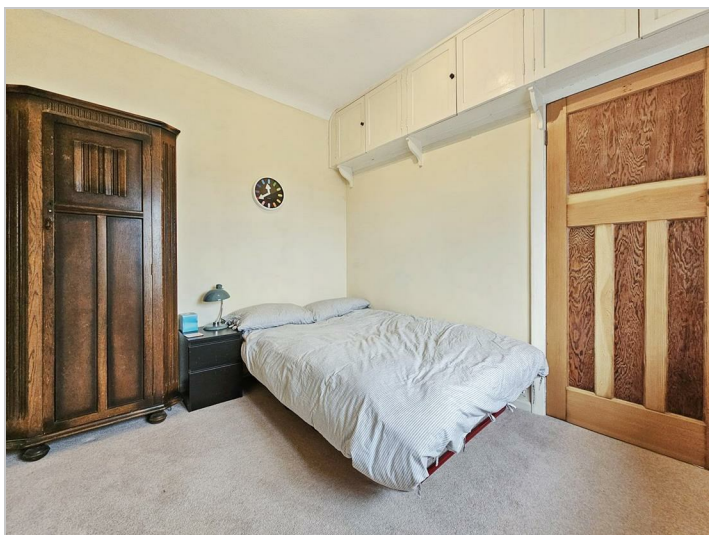
Currently split into two rooms, one being used a home office and other additional storage. UPVC window to the rear elevation, shower cubicle and central heating radiator.

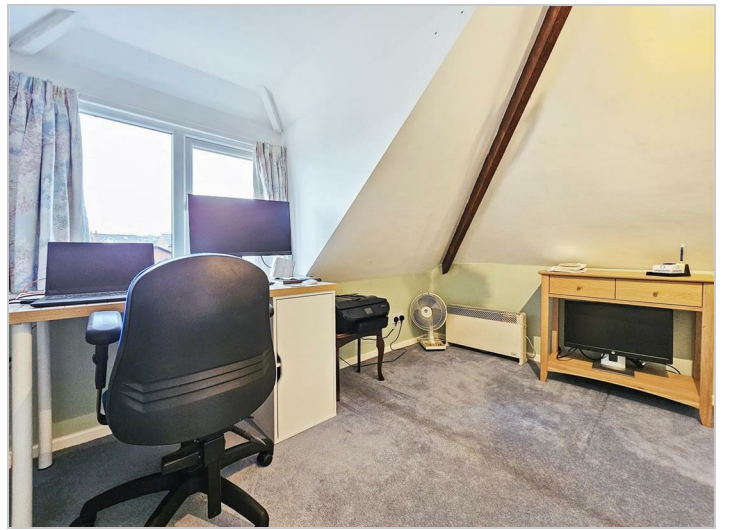
OUTSIDE

To the front of the property there are two driveways for off-street parking, one of which leads to the garage. The property is positioned behind a stone wall with a decorative plants and shrub area.

The rear of the property is larger than average and benefits from a secret garden. The rear is mainly laid to lawn enclosed by hedged boundaries with decorative plants, trees, shrubs and a patio area to enjoy on a summer evening. There are stone steps which lead up for the secret allotment area which is perfect for growing your own produce or even additional garden space.

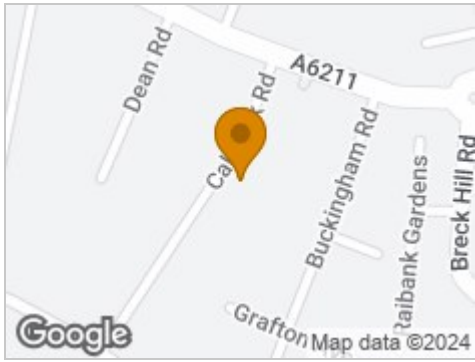








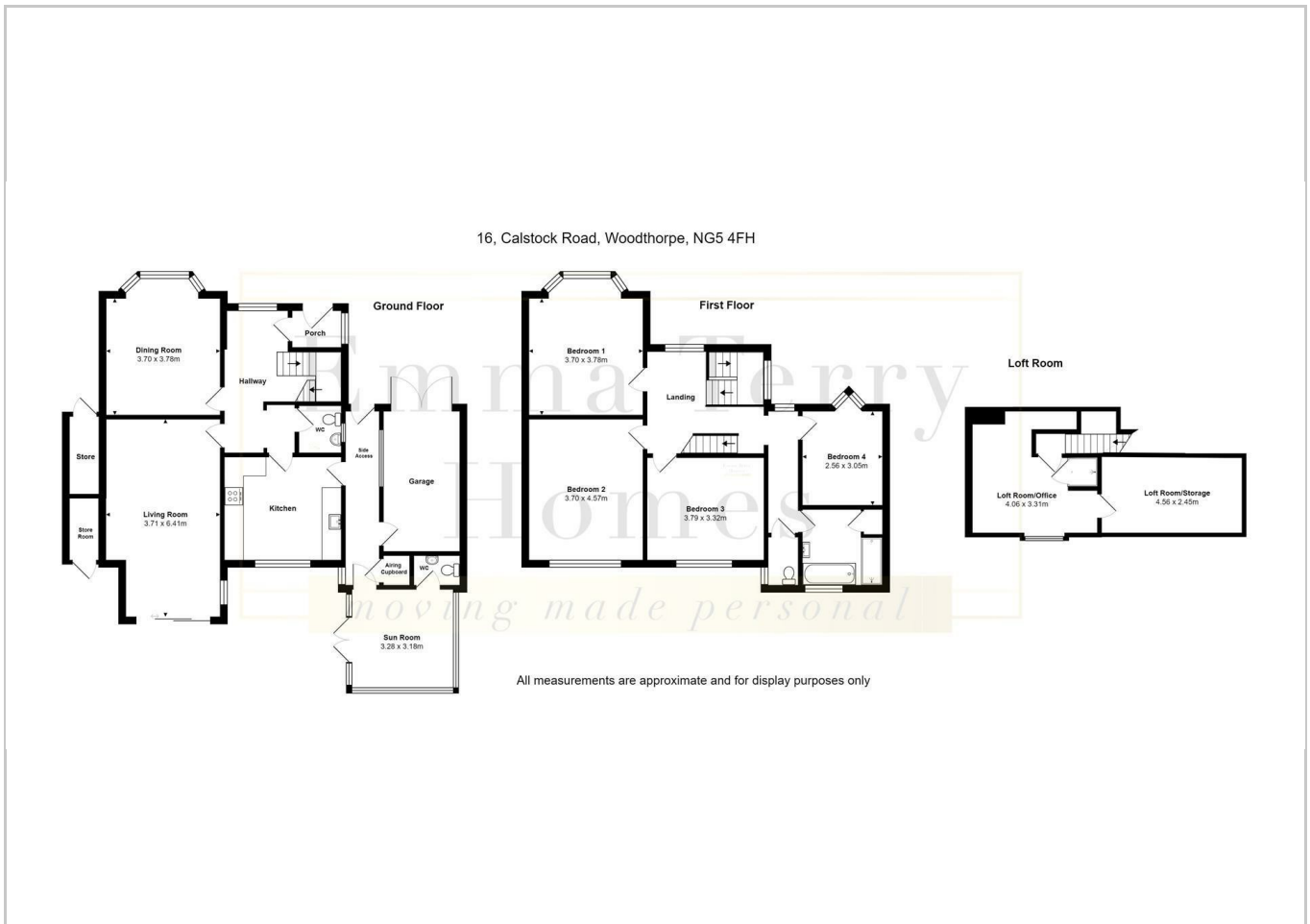
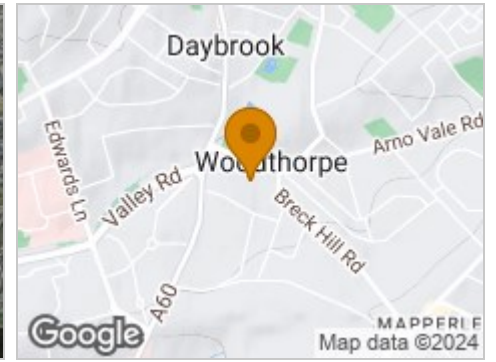
Road Map



Hybrid Map



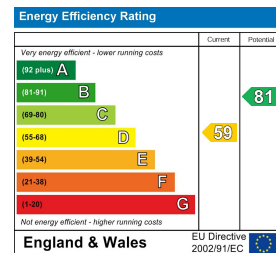
Terrain Map



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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