



**Walsingham Road, Woodthorpe NOTTINGHAM NG5 4NR**

**welcome to**

**Walsingham Road, Woodthorpe NOTTINGHAM**

FOUR BEDROOM DETACHED FAMILY HOME on Walsingham Road. AMPLE OFF-STREET PARKING via DRIVEWAY AND GARAGE. FRONT AND REAR GARDEN. THREE BATHROOMS and TWO RECEPTION ROOMS. UTILITY ROOM AND GROUND FLOOR SHOWER ROOM. Carlton rail station LESS THAN THREE MILES AWAY.





**Ground Floor**



**First Floor**

**Second Reception Room**

18' MAX x 12' MAX ( 5.49m MAX x 3.66m MAX )

**Open Plan Living/ Kitchen**

34' 3" MAX x 22' 4" MAX ( 10.44m MAX x 6.81m MAX )

**Utility Room**

16' 7" MAX x 6' 4" MAX ( 5.05m MAX x 1.93m MAX )

**Bedroom One**

16' 5" MAX x 9' 1" MAX ( 5.00m MAX x 2.77m MAX )

**Bedroom Two**

12' 4" MAX x 11' MAX ( 3.76m MAX x 3.35m MAX )

**Bedroom Three**

12' MAX x 14' 2" MAX ( 3.66m MAX x 4.32m MAX )

**Bedroom Four**

10' MAX x 10' 7" MAX ( 3.05m MAX x 3.23m MAX )

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

welcome to

## Walsingham Road, Woodthorpe NOTTINGHAM

- Council Tax Band: E
- FOUR BEDROOM DETACHED
- TWO RECEPTION ROOMS
- THREE BATHROOMS
- DRIVEWAY AND GARAGE

Tenure: Freehold EPC Rating: E

# £550,000



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/NVS116938](https://www.williamhbrown.co.uk/Property/NVS116938)



Property Ref:  
NVS116938 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**01159 587766**



[nottingham@williamhbrown.co.uk](mailto:nottingham@williamhbrown.co.uk)



20 Upper Parliament Street, NOTTINGHAM,  
Nottinghamshire, NG1 2AD



**[williamhbrown.co.uk](https://www.williamhbrown.co.uk)**