



23 Wensley Road, Woodthorpe, NG5 4JW

Price Guide £380,000

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23 Wensley Road Woodthorpe, NG5 4JW

- Three double bedrooms
- Breakfast/dining kitchen
- Modern detached garage
- Two large reception rooms
- Hall with dog-leg staircase
- Desirable location

An immaculate detached family home on this popular tree-lined road, with three double bedrooms, two large reception rooms, a breakfast/dining kitchen and a recently built detached concrete sectional garage!

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Overview

The main accommodation consists of an entrance porch, lovely hallway with 3/4 height panelling & dog-leg staircase, bay fronted lounge, separate rear dining room with bay and double doors leading out to the patio and gardens and breakfast kitchen with integrated oven and hob. Upstairs there are three double bedrooms and bathroom with a white suite including bath with an electric shower. The property also has UPVC double glazing and gas central heating with a combination gas boiler.

Entrance Porch

With UPVC double glazed double doors, tiled floor with inset door mat, carriage-style wall lights and a secondary door through to the hallway.

Hallway

Original balustrade dog-leg staircase with under-stair cloaks cupboard, three-quarter height panelling with plate rail, glazed panel door through to the kitchen and original doors to both reception rooms.

Lounge

Feature stone fireplace and hearth with living flame coal effect gas fire, UPVC double glazed front bay, radiator and four wall light points.



Dining Room

UPVC double glazed bay window with double doors leading out to the patio, two radiators and two wall light points.

Breakfast/Dining Kitchen

A range of wall and base units with granite style worktops, concealed worksurface lighting and an inset one-and-a-half bowl Franke sink unit and drainer. Appliances consist of integrated NEFF brushed steel electric double oven and separate four-ring gas hob with extractor. Plumbing for washing machine, radiator, wood style flooring, UPVC double glazed side window, UPVC double glazed window and door to the rear and cupboard housing the Glowworm combination boiler.

First Floor Landing

With loft access and UPVC double-glazed oriel bay window to the front.

Bedroom 1

A range of built-in part mirrored wardrobes and drawers, UPVC double glazed bay window with downlights and radiator.

Bedroom 2

A range of built-in part mirrored wardrobes and drawers with pelmet downlights, UPVC double glazed rear window and radiator.

Bedroom 3

Built-in three-door wardrobe and chest of drawers, UPVC double glazed rear window and radiator.

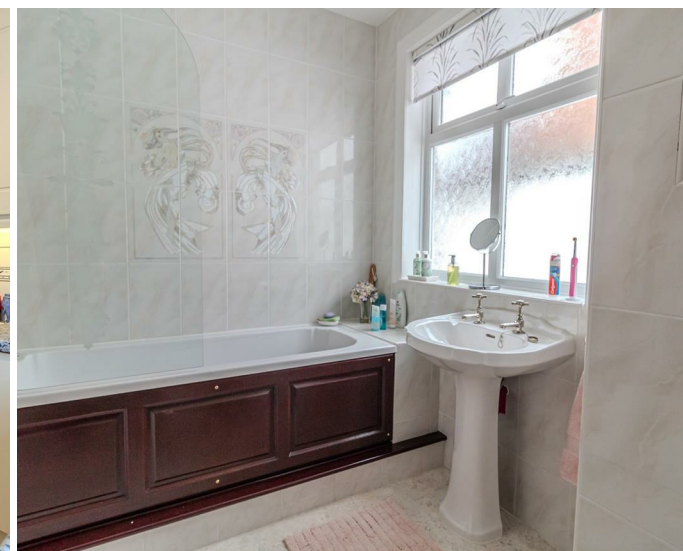
Bathroom

With fully tiled walls, the suite consists of a bath with Mahogany coloured panel, glass screen and electric shower, traditional style toilet and pedestal washbasin. Airing cupboard with secondary lower access door, radiator, electric fan heater and UPVC double-glazed side window.

Outside

The driveway provides off-street parking for two cars with lockable double gates leading to a further driveway at the side of the property. The front garden is lawned and has borders with mature shrubs and seasonal plants. Up-and-over leads in to the garage which is concrete sectional, with light, power and side door to the garden. Separate gated access leads to the rear of the property, where there is a paved patio, halogen security light and outside tap with steps leading down to the lawn, with established borders containing a variety of shrubs and seasonal bedding plants. A pathway leads to a further paved seating area to the rear of the garage and is enclosed with a fenced perimeter.

Material Information



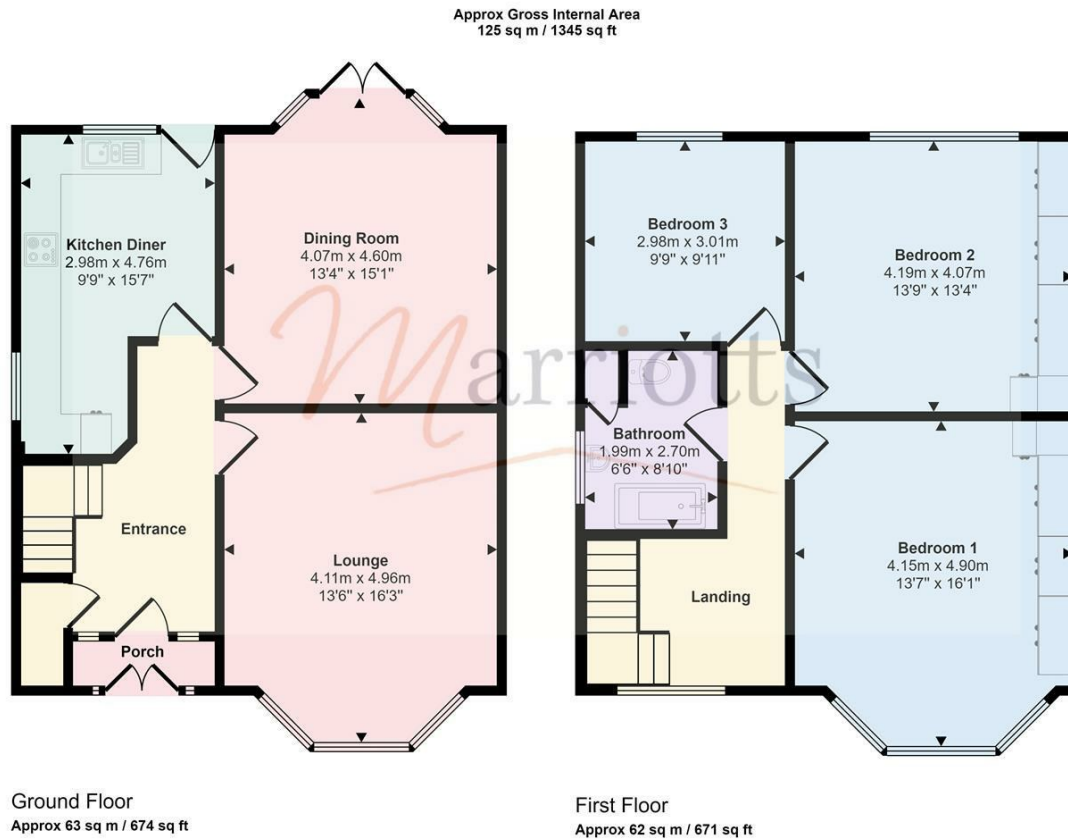




TENURE: Freehold
COUNCIL TAX: Gedling Borough Council - Band D
PROPERTY CONSTRUCTION: Solid brick
ANY RIGHTS OF WAY AFFECTING PROPERTY: None
CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: None
FLOOD RISK: No
ASBESTOS PRESENT: None
ANY KNOWN EXTERNAL FACTORS: None
LOCATION OF BOILER: Kitchen
UTILITIES - mains gas, electric, water and sewerage.
MAINS GAS PROVIDER: Eon
MAINS ELECTRICITY PROVIDER: Eon
MAINS WATER PROVIDER: Severn Trent
MAINS SEWERAGE PROVIDER: Severn Trent
WATER METER: Yes
BROADBAND AVAILABILITY: Please visit Ofcom - Broadband and Mobile coverage checker.
MOBILE SIGNAL/COVERAGE: Please visit Ofcom - Broadband and Mobile coverage checker.
ELECTRIC CAR CHARGING POINT: not available.
ACCESS AND SAFETY INFORMATION: Flat







This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Please contact us on 0115 953 6644 should you wish to arrange to view this property or if you require any further information.

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