



57 Wensley Road, Woodthorpe, NG5 4JX

£385,000

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 Marriotts



57 Wensley Road Woodthorpe, NG5 4JX

- Traditional detached house
- Full width rear extension
- Mature gardens
- Three spacious bedrooms
- Large hall with downstairs toilet
- NO UPWARD CHAIN

A lovely extended detached family home on this very popular tree-lined road, with three good-sized bedrooms, downstairs toilet, full-width rear extension providing a large kitchen and a rear lounge with study area and well maintained mature gardens!

£385,000



Overview

The main accommodation consists of a hallway with downstairs toilet, bay-fronted dining room, extended rear lounge and study area with UPVC double glazed double doors leading out to the patio and garden, extended breakfast kitchen with several integrated and free-standing appliances and a modern shower room with a large walk-in shower. The property also has UPVC double glazing and gas central heating with a combination gas boiler.

Entrance Hall

UPVC double-glazed front entrance door, stairs to the first-floor landing, radiator and access to both reception rooms, kitchen and downstairs toilet.

Downstairs Toilet

With half-tiled walls, corner washbasin and dual flush toilet, tiled floor, radiator and UPVC double-glazed side window.

Dining Room

Wall-mounted gas fire, radiator and UPVC double-glazed bay window to the front.



Lounge

The main lounge area has a marble fireplace and hearth with decorative Mahogany-coloured surround and living flame coal effect gas fire. The extended sitting/study area has a telephone point, broadband connection, TV aerial point and a fitted dresser-style unit with book shelving and base cupboards. UPVC double glazed double doors lead out to the patio.

Breakfast Kitchen

With a range of wall and base units with partially glazed display cabinets, concealed LED strip lighting, granite-style worktops and tiled splashback. Appliances consist of a free-standing electric oven with an extractor, overhead integrated microwave, integrated fridge freezer and washing machine and concealed free-standing tumble dryer and dishwasher. Under-stair pantry cupboard, tiled floor, radiator, UPVC double glazed rear window and UPVC double glazed windows and door to the side.

First Floor Landing

UPVC double glazed side window and loft access.

Bedroom 1

Built-in seven-door wardrobe with overhead storage, UPVC double-glazed bay window to the front and radiator.

Bedroom 2

Two sets of four-door wardrobes with overhead storage and central shelving. Radiator and UPVC double-glazed rear window.

Bedroom 3

Built-in six-door wardrobe with overhead storage and housing the Main combination gas boiler. Radiator and UPVC double glazed rear window.

Shower Room

Recently refurbished with fully tiled walls, contrasting floor tiles and a suite consisting of a full-length walk-in shower with glass partition, Victorian style chrome rain shower and hand-held mixer. Traditional washbasin and concealed cistern dual flush toilet with vanity surround, cupboards and marble style top. Traditional style radiator and towel rail and two UPVC double glazed front windows.

Outside

To the front, there is a lawn with mature borders and conifers. The driveway with outside tap and wall light leads to the rear detached brick-built garage with an up and over door. Side gated access leads to the rear. To the rear is a large patio with wall light and steps leading down to the main lawn with shaped established borders containing a wide variety of mature shrubs and conifers and enclosed with a part fenced and part hedged perimeter. There is also under-floor storage area to the rear of the garage.

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: none
ASBESTOS PRESENT: TBC
ANY KNOWN EXTERNAL FACTORS: none
LOCATION OF BOILER: TBC
UTILITIES - mains gas, electric, water and sewerage.
MAINS GAS PROVIDER: TBC
MAINS ELECTRICITY PROVIDER: TBC
MAINS WATER PROVIDER: Severn Trent
MAINS SEWERAGE PROVIDER: Severn Trent
WATER METER: TBC
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: Level front. Level rear







Approx Gross Internal Area
125 sq m / 1342 sq ft



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		81
(69-80) C		
(55-68) D	57	
(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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