



77 Wensley Road, Woodthorpe, NG5 4JX

£400,000





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- Four bedrooms
- Hall with downstairs toilet
- Modern shower room
- Lounge & dining room
- Underfloor basement rooms
- Lovely rear gardens

An attractive traditional four-bedroomed detached house with useful underfloor basement rooms/utility and separate toilet, two reception rooms separated by double doors, kitchen with walk-in pantry, refurbished shower room and a lovely well-maintained rear garden!

£400,000



Overview

The accommodation consists of an entrance hallway with downstairs toilet and 3/4 height panelling, access to both the lounge and dining room a rear kitchen which has an external door and steps leading down to the garden. On the first floor there is a spacious landing, four bedrooms and an impressive recently refurbished shower room with large walk-in glass partition shower. The property also has UPVC double glazing, gas central heating and was also rewired in January 2023.

Entrance Hall

With half-glazed front entrance door and window, three-quarter height wall panelling, radiator, stairs to the first-floor landing with understair cupboard and downstairs toilet with washbasin an extractor.

Dining Room

UPVC double glazed front window, radiator and frosted panelled double doors through to the lounge.

Lounge

With original ceramic tiled fireplace and hearth with coal effect electric fire. Two radiators and UPVC double-glazed rear window with an elevated view of the garden.



Kitchen

A range of units with doors in Pine with marble effect worktops and inset stainless steel sink unit and drainer. Gas cooker point, walk-in shelved pantry, recess housing the Glowworm gas boiler, radiator, side door and UPVC double glazed side and rear windows.

First Floor Landing

UPVC double glazed front window, radiator and loft hatch into the roof space with light.

Bedroom 1

UPVC double glazed rear window and radiator.

Bedroom 2

UPVC double-glazed front window and radiator.

Bedroom 3

Built-in three-door wardrobe, UPVC double-glazed front window and radiator.

Bedroom 4

Built-in three door wardrobe, telephone point, UPVC double glazed rear window and radiator.

Shower Room

Recently refurbished with fully tiled walls and grey tile effect flooring, the suite consists of a full-width walk-in shower with glass partition and electric shower, washbasin with vanity cupboard and dual flush toilet. Electric convector heater, heated chrome towel rail, radiator, airing cupboard with hot water cylinder and two UPVC double-glazed side windows.

Outside

To the front, there is a driveway providing off-street parking for two cars leading to a Garage with power and light. A lawned front garden and established flower beds and borders leads to side gated access on either side giving access to the rear of the property. To the right a ramp leads down to the back garden and to the left is a footpath leading to the side kitchen door with steps leading down to the garden with under stair storage. From the back garden, doors lead into the internal toilet and also to the store/utility room with Belfast sink, hot and cold taps, light, power and wall cupboards. A door then leads to underfloor storage access which also has LED strip lighting. Outside there is a corner LED floodlight, outside tap, external power points and a lawn with established borders, enclosed with a majority concrete post and fence panelled perimeter.

Material Information

TENURE: Freehold



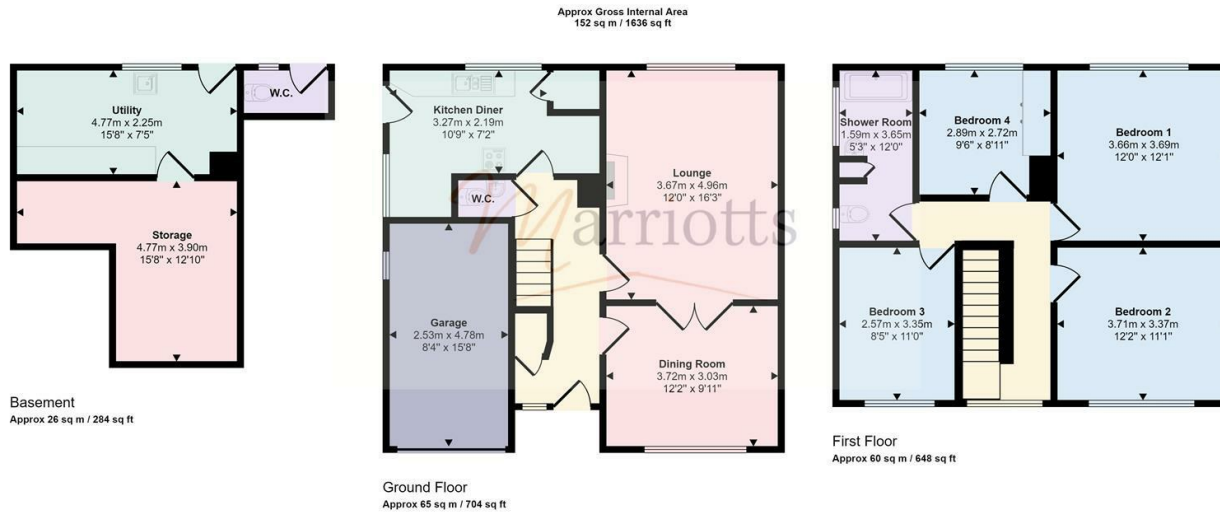




COUNCIL TAX: Gedling Borough Council - Band D
PROPERTY CONSTRUCTION: Brick
ANY RIGHTS OF WAY AFFECTING PROPERTY:
CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS:
FLOOD RISK:
ASBESTOS PRESENT:
ANY KNOWN EXTERNAL FACTORS:
LOCATION OF BOILER:
UTILITIES - mains gas, electric, water and sewerage.
MAINS GAS PROVIDER:
MAINS ELECTRICITY PROVIDER:
MAINS WATER PROVIDER: Severn Trent
MAINS SEWERAGE PROVIDER: Severn Trent
WATER METER:
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 to the front, Steps down and ramp to the rear







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 Snuppy 360.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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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