



18 Welbeck Gardens, Woodthorpe, NG5 4NX

£270,000

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 Marriotts







# 18 Welbeck Gardens

## Woodthorpe, NG5 4NX

- Spacious end terraced house
- Lounge & separate dining room
- Ample parking & brick garage
- Three bedrooms
- New bathroom & kitchen
- Located at the end of Welbeck Gardens

A spacious, modernised three-bedroom end terraced house located at the end of a private driveway off Walsingham Road, with ample gated parking and a brick built garage with light and power!

£270,000



### Overview

Nestled in the charming Welbeck Gardens, Woodthorpe, this end terrace house is a true gem waiting to be discovered. As you step inside, you'll be greeted by an entrance hallway and two inviting reception rooms, with the dining room having open plan stairs to the first floor and the living room with large picture window overlooking the front garden. And with three well-proportioned bedrooms, there's ample space for the whole family.

The modernised interior, including a new kitchen and bathroom, exudes a fresh and contemporary feel, thanks to the thoughtful upgrades by the current owner, including new UPVC double glazing, ensuring energy efficiency and a cosy atmosphere all year round.

Parking will never be an issue with space for three vehicles, including a brick built garage and a driveway for two cars. There's also front and side lawned gardens and an attractive cobbled seating area, accessed via the kitchen double doors. Tucked away at the very end of a the cul-de-sac, you'll enjoy peace and privacy in this lovely abode.

In summary, this home offers the perfect blend of comfort and style. Don't miss the chance to make this delightful property your own!

### Entrance Hall

With UPVC double glazed entrance door and window, radiator, LED downlights and under-stair cupboard.

### Lounge

With a radiator and large UPVC double glazed front window overlooking the front garden.





## Dining room

Radiator, UPVC double glazed window and stairs with LED downlighting leading to the first floor.

## Kitchen

A range of units with wood effect worktops and inset one and a half bowl composite sink unit and drainer with tiled splashbacks. Appliances consist of an integrated electric oven, five ring brushed steel gas hob and extractor canopy. Plumbing for washing machine, radiator, wood style Karndean flooring, UPVC double glazed front window and UPVC double glazed double doors leading out to the rear patio.

## First Floor Landing

With feature glass block window, access to all bedrooms and bathroom and also a separate toilet with UPVC double glazed window.

## Bedroom 1

UPVC double glazed rear window and radiator.

## Bedroom 2

UPVC double glazed front window and radiator.

## Bedroom 3

UPVC double glazed front window and radiator.

## Bathroom

Consisting of a bath with chrome mains shower and a second mixer with full marble-style wall tiling. Pedestal wash basin with matching tiled surround, store/linen cupboard, radiator, LED downlights, wood-style flooring and UPVC double glazed front window.

## Outside

The property fronts onto a public footpath which links Walsingham Road and Somersby Road. The front garden has two lawned areas, a central path leading to the front door and plant and shrub borders. A locking side gate leads to the rear where there is a large concrete driveway with parking for two cars, in addition to the brick-built garage with up and over door, light, power, RCD board and housing both smart meters. There is also a cobbled seating area, a raised side lawn with a rockery and gravelled area with greenhouse. From the driveway, double wooden gates provide access from the private driveway from Walsingham Road.

## Material Information

TENURE: Freehold

COUNCIL TAX: Gedling Borough Council - Band B

PROPERTY CONSTRUCTION: Cavity Brick

ANY RIGHTS OF WAY AFFECTING PROPERTY: no

CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: no

FLOOD RISK: no

ASBESTOS PRESENT: no

ANY KNOWN EXTERNAL FACTORS: no

LOCATION OF BOILER: in the kitchen

UTILITIES - mains gas, electric, water and sewerage.

MAINS GAS PROVIDER: Octopus

MAINS ELECTRICITY PROVIDER: Octopus

MAINS WATER PROVIDER: Severn Trent











MAINS SEWERAGE PROVIDER: Severn Trent  
WATER METER: Yes under the sink  
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 and rear access

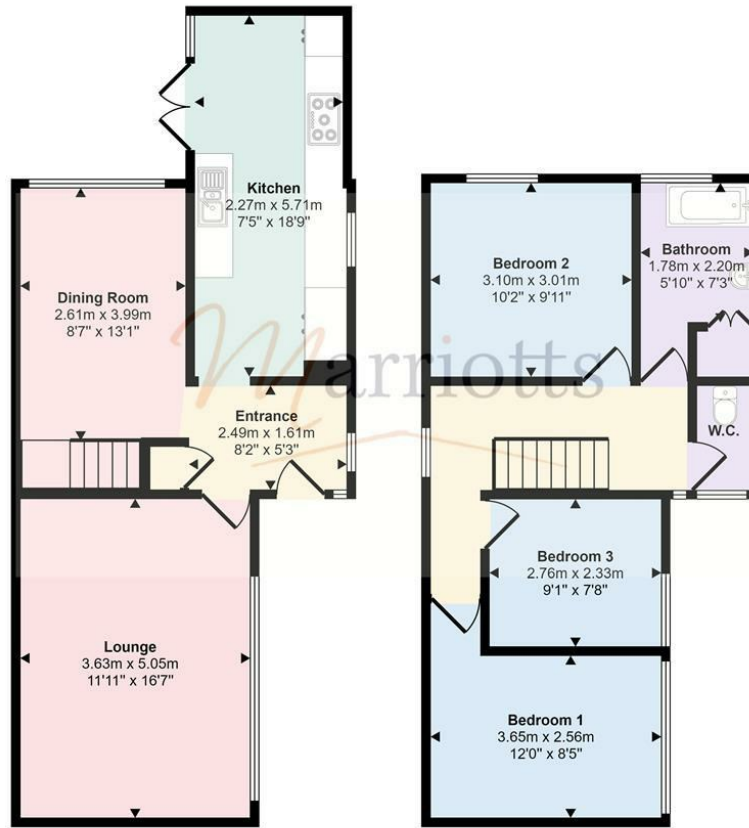








Approx Gross Internal Area  
93 sq m / 996 sq ft



Ground Floor  
Approx 49 sq m / 531 sq ft

First Floor  
Approx 43 sq m / 465 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) <b>A</b>			<b>83</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		<b>65</b>	
<b>England &amp; Wales</b>		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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