



73 Whitby Crescent, Woodthorpe, NG5 4NA

Offers Over £300,000

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73 Whitby Crescent Woodthorpe, NG5 4NA

- Two double bedrooms
- Modern shower room
- Sun/garden room
- Lounge diner & modern kitchen
- Ample block paved driveway
- Beautiful gardens

An immaculate and refurbished detached bungalow in a popular location with two double bedrooms, plenty of living space and beautiful gardens with a tree-lined backdrop!

Offers Over £300,000



Overview

Located on Whitby Crescent in Woodthorpe, this detached bungalow offers a delightful living experience. Modernised by the current owners and with lots of living space, modern kitchen, two double bedrooms, and a modern shower room, this property is perfect for those seeking comfort and style.

The property features a lovely open plan lounge diner seamlessly connected to a newly fitted kitchen, creating a warm and inviting space for entertaining guests or just relaxing with family. Beyond the kitchen is a great utility/boot room with ample storage for coats, boots and shoes, with access to the car port and which also leads to the separate rear sun/garden room, providing extra versatility to the living areas and allowing you to enjoy the natural light and greenery that surrounds the property.

One of the standout features of this bungalow is its prime location backing onto the old Woodthorpe railway cutting, offering a unique and picturesque view with an almost countryside feel. The outdoor space is equally impressive, with a block paved driveway providing parking for up to three vehicles, along with a very useful carport for added convenience.

Whether you're looking for a peaceful retreat or a place to call home, this property combines comfort, functionality, and a touch of character. Don't miss the opportunity to make this charming bungalow your own in the heart of Woodthorpe.

Entrance Hall

With UPVC double-glazed side entrance door, radiator, loft access, meter cupboard with RCD board and high-quality waterproof wood laminate flooring continuing through to the lounge diner, with doors leading to both bedrooms and the shower room.



Lounge Diner

With radiator, UPVC double glazed rear window and flooring continuing through the kitchen.

Kitchen

A range of modern wall and base units with wood effect worktops, tiled splashbacks and appliances consisting of a Neff electric oven, separate four-ring induction hob, brushed steel extractor canopy and marble effect glass splashback. Integrated CDA fridge freezer, Hotpoint washing machine, ceiling downlights, UPVC double-glazed window, wall-mounted anthracite radiator and doorway through to the utility/boot room.

Utility/Boot Room

With matching flooring and base units with wood effect worktops/shoe cupboards with tall cloaks cupboard, recessed shelving, UPVC double glazed window and door leading to the carport, vertical anthracite radiator and doorway through to the garden room

Garden Room

With tiled floor, UPVC double glazed windows, feature industrial style wall lights and a side door leading to the patio and garden.

Bedroom 1

Built-in six-door wardrobe with shelving, UPVC double glazed front window, radiator and separate overhead storage cupboard.

Bedroom 2

UPVC double glazed front window and radiator.

Shower Room

With fully tiled walls and slate coloured floor tiles, the suite consists of a corner cubicle with an electric shower, pedestal wash basin and dual flush toilet. Chrome ladder towel rail, cupboard housing the Glowworm combination gas boiler and UPVC double-glazed side window.

Outside

To the front, there is an ample block paved driveway providing parking and lawn with plum slate border, shaped beds and front mounted industrial style outside wall lights. Double wrought iron gates lead to the carport which has painted walls, an outside tap, a water meter point and wall lighting. To the rear is a large paved patio/seating area with an outside tap and carriage style wall light. Steps lead down to the lawn with block paved shaped path/border, potting shed and raised planters and borders containing a wide variety of shrubs and beach-themed plants. Trellis arch with steps leads down to a lower private paved area with tiered gravel beds, pergola covered barbecue area and enclosed with a part walled and a part fenced perimeter overlooking the former railway cutting.

Material Information

TENURE: Freehold

COUNCIL TAX: Gedling Borough Council - Band C

PROPERTY CONSTRUCTION: Cavity Brick

ANY RIGHTS OF WAY AFFECTING PROPERTY:

CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS:

FLOOD RISK: low

ASBESTOS PRESENT: n/k



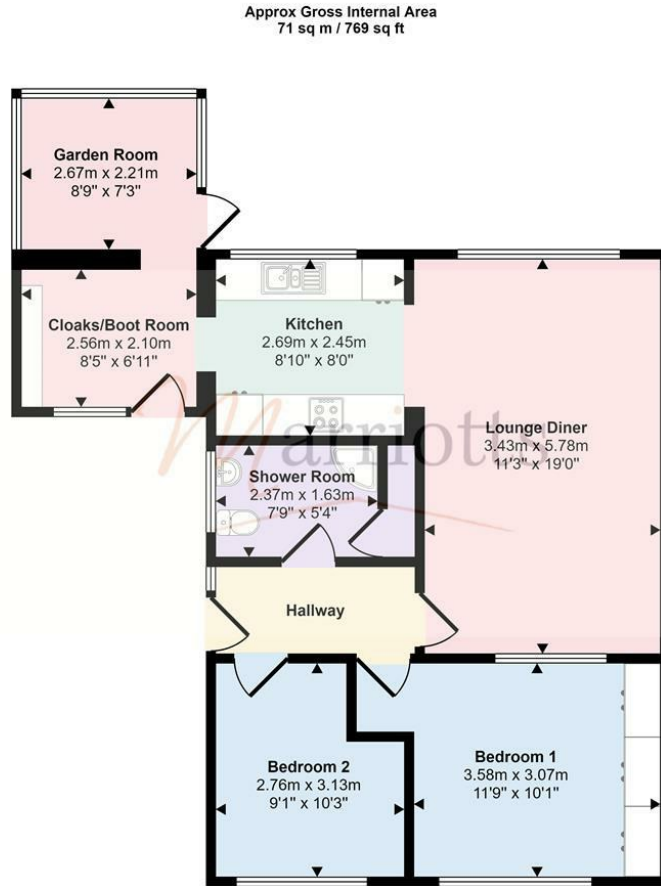




ANY KNOWN EXTERNAL FACTORS: no
LOCATION OF BOILER: bathroom cupboard
UTILITIES - mains gas, electric, water and sewerage.
MAINS GAS PROVIDER:
MAINS ELECTRICITY PROVIDER:
MAINS WATER PROVIDER: Severn Trent
MAINS SEWERAGE PROVIDER: Severn Trent
WATER METER: Yes
BROADBAND AVAILABILITY: Please visit Ofcom - 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: level front and rear access







Floorplan

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			87
(81-91) B			
(69-80) C			
(55-68) D		61	
(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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