



100 Walsingham Road, Woodthorpe, NG5 4NR

Price Guide £310,000

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 Marriotts



100 Walsingham Road Woodthorpe, NG5 4NR

- Three bedrooms
- Two reception rooms
- Detached rear garage
- Substantial corner plot
- Hall with small understairs toilet
- NO UPWARD CHAIN

A three-bedroom detached family home in a popular location and for sale with NO UPWARD CHAIN! Standing on a substantial corner plot with a mature garden and stunning views over Nottingham and the surrounding area, as well as a detached rear garage and a driveway, this property has great potential!

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Overview

Situated on a large corner plot, this property provides plenty of outdoor space for gardening enthusiasts, children to play, or great potential to extend (subject to permission). The potential for landscaping and creating your own outdoor oasis is huge.

Once the pride and joy of the sellers' parents who bought the house from new, the property is now ready for modernisation and has some great features in addition to the plot, including a dog-leg staircase and open fires in both reception rooms, presenting a fantastic opportunity for you to put your own stamp on the house and create a home tailored to your tastes and preferences. With a bit of vision and creativity, this property has the potential to be transformed into a stylish and contemporary living space.

Convenience is key with the inclusion of an under-stair toilet, adding a practical touch to the layout of the house. This feature is not only convenient for everyday use but also adds to the functionality of the property.

Don't miss out on the chance to own this wonderful property in Woodthorpe. With its fantastic location and great potential for renovation, this house could be the perfect place for you to call home. Contact us today to arrange a viewing and start envisioning the possibilities that this property has to offer.

Entrance Porch

A corner entrance porch with exposed floorboards, light and power with double-glazed sliding patio door through to the entrance hall.



Entrance Hall

A dog-leg staircase leads to the first-floor landing with a small under-stair toilet and washbasin. Radiator and doors to both reception rooms and kitchen.

Lounge

Open grate brick fireplace with quarry tiled hearth (working fireplace), radiator and UPVC double glazed front window.

Dining Room

Also with an open grate brick fireplace and quarry tiled hearth (working fireplace), two wall light points and double glazed sliding patio door to the rear garden.

Kitchen

Several base units with worktops and inset stainless steel sink unit and drainer. Electric cooker point, recess housing the freestanding gas boiler, plumbing for washing machine, walk-in shelved pantry, door and UPVC double glazed window to the rear.

First Floor Landing

UPVC double glazed front and side windows, radiator, loft access and separate toilet with side window.

Bedroom 1

Radiator and UPVC double glazed front window with stunning views across Nottingham.

Bedroom 2

A large double bedroom with UPVC double-glazed rear window and radiator.

Bedroom 3

UPVC double glazed rear window and radiator.

Bathroom

Consisting of a cast iron enamelled bath and pedestal wash basin with tiled surround. Half tiling to the remaining walls, radiator, double airing cupboard housing the hot water cylinder and UPVC double glazed rear window.

Outside

There is a lawned and walled front garden with pedestrian-gated access and borders containing a wide variety of plants and shrubs. There is also a lawned area to the side with large flower beds, a vegetable patch and side gated access leading to the rear. To the rear is an outside tap, seating area and steps leading up to the lawn. The garden has raised stone borders and an additional screened side lawn. A pathway then leads to the detached brick-built garage which has gated access from Cambridge Gardens. There is a store room adjoining the rear of the garage beyond which is an attached potting shed.

Material Information

TENURE: Freehold

COUNCIL TAX: Gedling Borough Council - Band D

PROPERTY CONSTRUCTION: N/K

ANY RIGHTS OF WAY AFFECTING PROPERTY: no







CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: no

FLOOD RISK: very low

ASBESTOS PRESENT: N/K

ANY KNOWN EXTERNAL FACTORS: no

LOCATION OF BOILER: kitchen

UTILITIES - mains gas, electric, water and sewerage.

MAINS GAS PROVIDER: Octopus Energy

MAINS ELECTRICITY PROVIDER: Octopus Energy

MAINS WATER PROVIDER: Severn Trent

MAINS SEWERAGE PROVIDER: Severn Trent

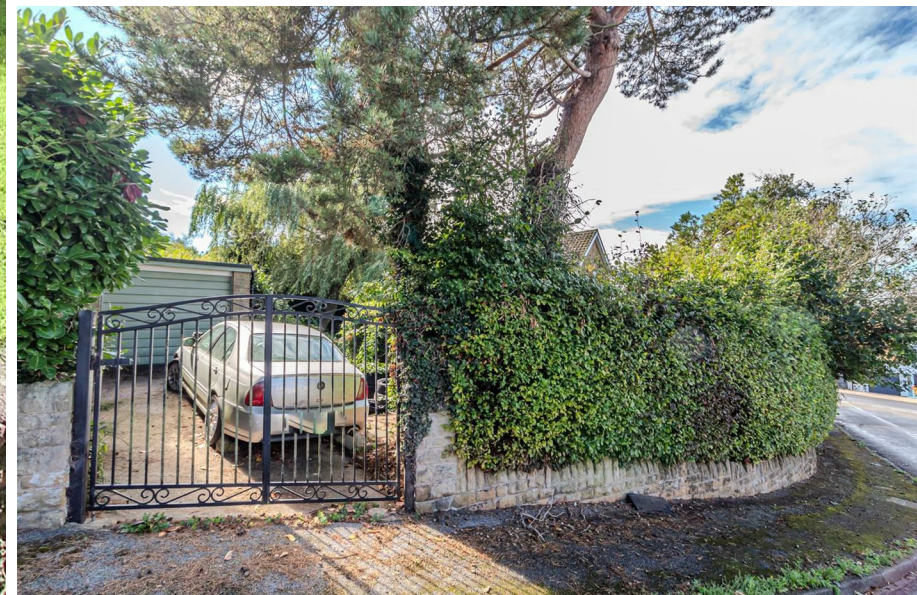
WATERMETER: yes

BROADBAND AVAILABILITY: Please visit Ofcom - Broadband and Mobile coverage checker.

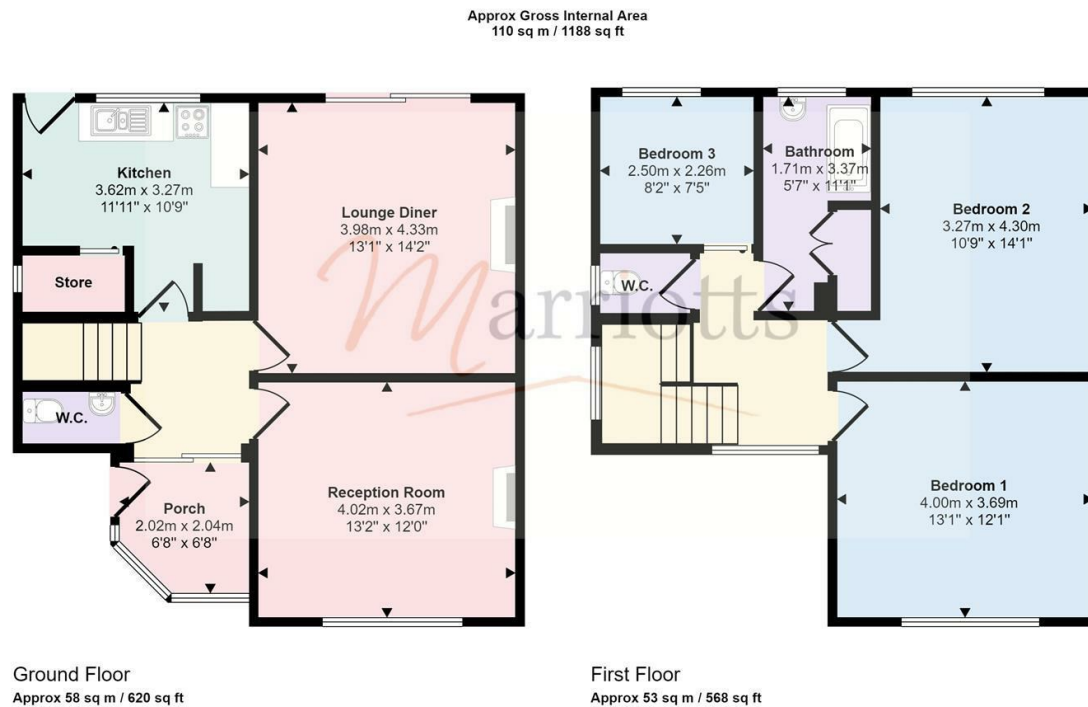
MOBILE SIGNAL/COVERAGE: Please visit Ofcom - Broadband and Mobile coverage checker.

ELECTRIC CAR CHARGING POINT: not available.

ACCESS AND SAFETY INFORMATION: Stepped front and rear access







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		
(39-54) E	36	
(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.

1. We believe these particulars, including the text, photographs and floorplans to be accurate. They are for general guidance only and do not constitute any part of an offer or contract. Measurements are approximate. The property's services, appliances, heating installations, plumbing and electrical systems have not been tested and intending purchasers are advised to make their own independent enquiries and inspections.
2. No person in the employment of Marriotts has the authority to make or give any representation or warranty in respect of the property, and they assume no responsibility for any statement made in these particulars.
3. No responsibility can be accepted for any expense or loss incurred before, during or after a property viewing arranged by Marriotts.
4. Money Laundering - Marriotts are required by law to ask any prospective purchaser proceeding with a purchase to provide us with verification of identification and proof of address. We are also required to obtain proof of funds and provide evidence of where the funds originated from.
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