



94 Weaverthorpe Road, Woodthorpe, NG5 4PT

Offers Over £270,000



Marriotts



# 94 Weaverthorpe Road Woodthorpe, NG5 4PT

- A quiet peaceful location
- Modern Howdens kitchen
- Two toilets
- Lounge & dining room
- Full width garden room
- Popular location

A spacious detached bungalow on a popular quiet location just off Whitby Crescent, with easy access to local bus services and main roads. The property has two double bedrooms, two toilets, two reception rooms, a modern Howdens kitchen, wet room and a full width rear garden room with Velux windows!



**Offers Over £270,000**



## Entrance Porch

A side entrance porch with UPVC double glazed entrance door, tiled floor continuing through to the separate toilet and also access through to the garage.

## Entrance Hall

Radiator, doors to both bedrooms, wet room and lounge.

## Lounge

With slate fireplace and hearth with coal effect electric fire, two radiators, UPVC double glazed side window, door and UPVC double glazed window through to the garden room and opening through to the dining room.

## Dining Room

UPVC double-glazed rear window, radiator and door through to the kitchen.

### Kitchen

A modern Howdens kitchen with granite effect worktops and an inset composite sink unit and drainer with patterned splashbacks. Appliances consist of an integrated brushed steel electric oven and four-ring ceramic hob with a brushed steel extractor canopy and splashback. Integrated fridge and freezer, plumbing for dishwasher, radiator and UPVC double glazed side window.

### Garden Room

Being brick built with a sloping roof and three skylight windows, laminate flooring, radiator, light and power. UPVC double-glazed windows and double doors lead out to the rear garden.

### Bedroom 1

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

### Bedroom 2

built-in three door wardrobe, loft access, UPVC double glazed front window and radiator.

### Wet Room

With fully tiled walls and a non-slip floor, shower area with electric shower and floor drain, pedestal washbasin and toilet. Chrome ladder towel rail, extractor fan and UPVC double glazed side window.

### Outside

To the front, there is an ample full-width block paved driveway providing parking for two/three cars. Lockable wrought iron side gated access leads to a further lockable wrought iron gate and access to the side entrance door. From here a further wrought iron gate leads through to a side artificial grassed area with a small garden shed. To the rear, a retaining wall with ramp leads up to a block-paved full-width patio/seating area, artificial lawn and large garden shed.

### Material Information

TENURE: Freehold



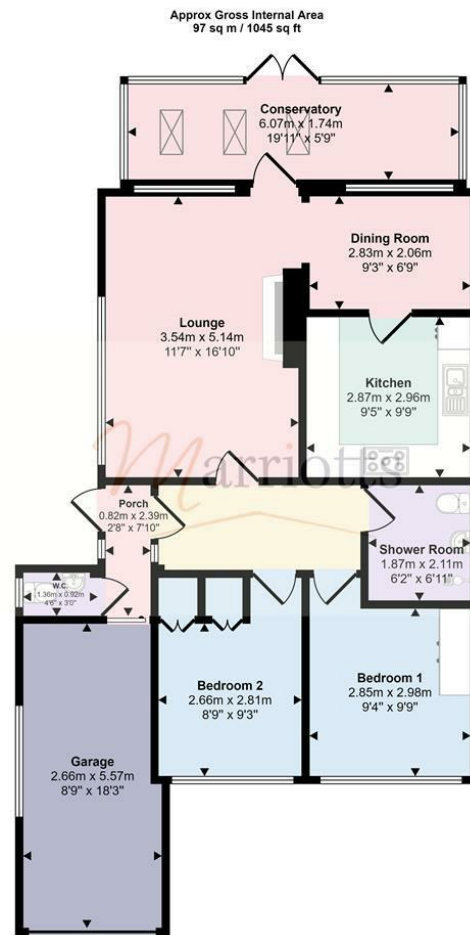




COUNCIL TAX: Gedling Borough Council - Band C  
PROPERTY CONSTRUCTION: Cavity Brick  
ANY RIGHTS OF WAY AFFECTING PROPERTY: no  
CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: no  
FLOOD RISK: low  
ASBESTOS PRESENT: n/k  
ANY KNOWN EXTERNAL FACTORS: no  
LOCATION OF BOILER: kitchen  
UTILITIES - 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: stepped side 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) <b>A</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>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.

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.
5. Third-party referral arrangements - with the intent to assist our clients with their move we have established professional relationships with trusted suppliers. Where Marriotts refer a client we receive a referral commission in some instances: MAB - £300. TG Surveyors - £75 (Inc Vat).

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