



15 Park Road, Woodthorpe, NG5 4HR

£400,000

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# 15 Park Road Woodthorpe, NG5 4HR

- Three storey & three bedrooms
- Lower ground floor rooms and utility/toilet
- Rear access to local park
- Impressive kitchen with Bi-fold doors
- Modern first floor shower room
- Immaculate throughout

A very impressive three-story detached house with three bedrooms, modern shower room, bay fronted lounge and an impressive open plan Howden's kitchen with island and bi-fold doors onto a rear balcony and garden, backing onto Thackerays Lane Park!

£400,000



## Overview

Located in this popular cul-de-sac just off Thackerays Lane, this delightful 1930's detached house has plenty to offer. And with accommodation across three floors, this modernised property offers a perfect blend of space and comfort for a growing family.

As you step inside, you'll be greeted by the main hallway, which has both downlighting and feature courtesy LED stair lighting and Oak internal fire doors through to both the living room and dining area. A staircase also leads down to the lower ground floor rooms, including a convenient utility room and a handy downstairs toilet, adding a touch of practicality. The main rooms are currently used as office space with a door leading out to the garden. The real showstopper, however, is the impressive open plan Howdens kitchen, complete with bi-fold doors that lead out to a picturesque balcony and decked patio. The kitchen also has a large island, feature LED lighting and several appliances including oven with warming drawer and a built-in wine cooler. The dining area, with a full range of built-in LED illuminated cupboards and cabinets, also has double doors leading directly out to the decking/patio.

On the first floor are three bedrooms and modern shower room. From the landing, a loft ladder provides access to the roof space which has been insulated, majority boarded and with lighting and UPVC double glazed side window. The current owner has drawings made up for a loft conversion, although this would be subject to the relevant permissions.

Outside, the property has a driveway to the side, with gated access to the rear where there is a great sized part decked and glass covered seating area with glass balustrade and steps leading down to the main garden, with large raised fishpond, lawn and steps leading down to a rear gate directly on to Thackerays Park.

## Entrance Hall

With double glazed composite front entrance door, inset doormat, stairs to the first-floor landing with feature LED courtesy low-level lighting and stairs to the lower ground floor accommodation. Radiator, downlighting and Oak internal doors through to both the kitchen diner and lounge and also store cupboard with light and shelving.



### Living Room

Feature recessed coal effect open grate gas fire with glass doors, UPVC double-glazed bay window to the front with fitted shutter blinds, anthracite radiator, decorative coving, and large opening through to the kitchen diner. The living room also has a separate and very convenient lamp lighting circuit.

### Kitchen Diner

This is a Howdens kitchen consisting of a range of units and marble-style worktops with downlighting and LED kickboard lighting. Four-ring ceramic hob, integrated electric oven with warming drawer, microwave, wine cooler and integrated fridge freezer. Matching centre island with cupboards, power points with USB, under counter LED and kickboard lighting and an inset one and a half bowl stainless still sink unit and drainer. Wood style flooring continues through to the dining area which has a full-width range of built-in, solid wood, part-glazed wooden units with internal LED strip lighting and also housing the Ideal combination gas boiler, installed in 2019 with the remainder of a 10-year warranty and Hive control. UPVC double glazed double doors lead out to the decking and from the kitchen, bi-fold doors lead out to the rear balcony, which connects to the decking.

### Lower Ground Floor

Lobby with built-in wall and base units, tiled floor and a door leads through to the main lower ground floor accommodation and utility room, with worktop, stainless steel circular sink unit, plumbing for a washing machine and an adjacent toilet with washbasin.

### Main Rooms

Split into two areas with tiled floor, strip lighting and raised plinths in the front section with tiled tops and small front window. The main rear section has ample power, radiators, UPVC double-glazed windows and a door leading out to the rear garden.

### First Floor Landing

Oak fire doors lead to all bedrooms and shower room, UPVC double glazed side window and loft hatch with ladder into a majority boarded roof space with lighting, insulated roof lining and UPVC double glazed side window.

### Bedroom 1

Wall-to-wall built-in wardrobes with sliding part mirrored doors, fitted headboard with power, USB points and bedside cabinets, LED downlights, UPVC double glazed bay window to the front and radiator.

### Bedroom 2

Built-in three door wardrobe, matching bedside cabinets and headboard with power points and USB. Further built-in double wardrobe, plus desk/dressing table with overhead storage. UPVC double glazed rear window and radiator.

### Bedroom 3

UPVC double glazed front window and radiator.

### Shower Room

Being fully tiled to three walls with granite effect floor covering, the suite consists of a full-length walk-in glass partitioned shower with chrome mains shower, concealed cistern toilet and washbasin with vanity surround and cupboards. Velux window, large chrome ladder towel rail with summertime electric element, illuminated mirror and electric shaver point.

### Outside

There is a small walled front garden and driveway providing off-street parking with side gated access leading to the rear. To the rear is glazed pergola-covered balustrade enclosed composite decking, with ample outside lighting, outside tap, power points, feature wall lighting and adjoining block paved patio with a sail canopy included in the sale. Steps lead down to a block paved patio and lawn, with large raised fish pond, further outside tap and well stocked borders. From here curved steps lead down to a further garden/veg plot area with gate leading directly onto the park.

### Material Information

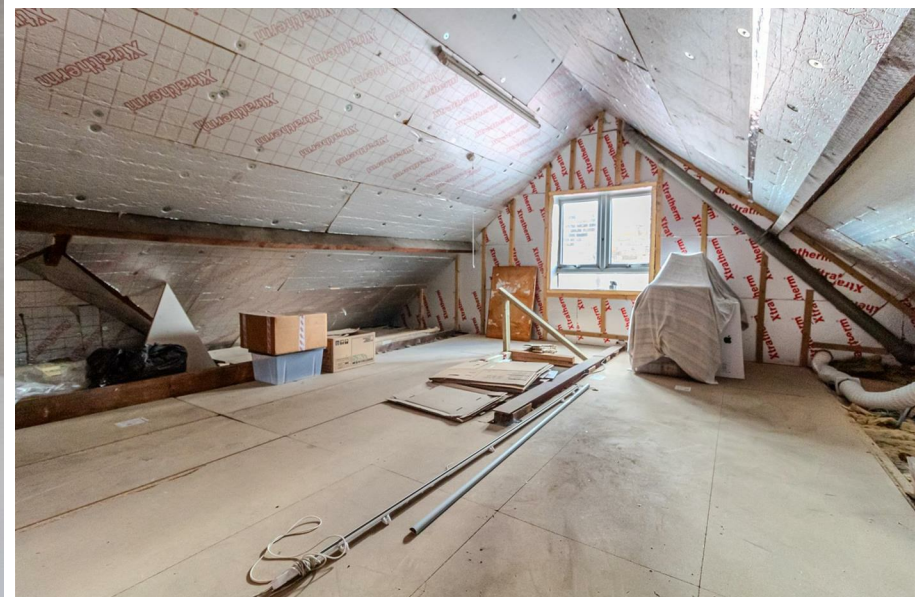
TENURE: Freehold  
COUNCIL TAX: Gedling Borough Council - Band C  
PROPERTY CONSTRUCTION: solid brick  
ANY RIGHTS OF WAY AFFECTING PROPERTY: no  
CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: no  
FLOOD RISK: very low  
ASBESTOS PRESENT: no  
ANY KNOWN EXTERNAL FACTORS: no



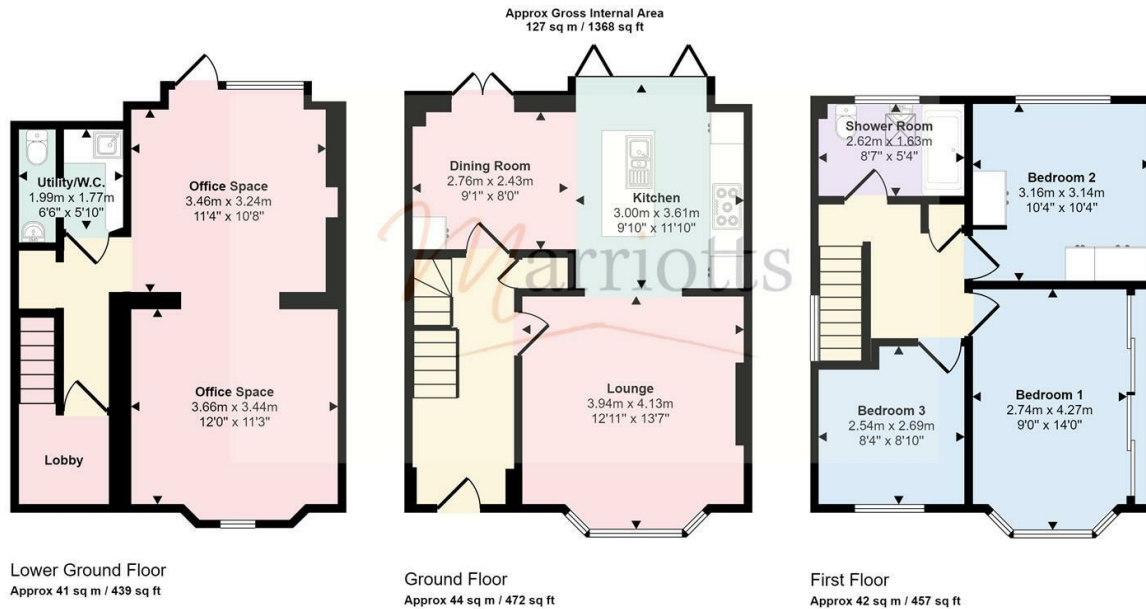




LOCATION OF BOILER: dining area cupboard  
UTILITIES - mains gas, electric, water and sewerage.  
MAINS GAS PROVIDER: Octopus  
MAINS ELECTRICITY PROVIDER: Octopus  
MAINS WATER PROVIDER: Severn Trent  
MAINS SEWERAGE PROVIDER: Severn Trent  
WATER METER: Yes  
BROADBAND AVAILABILITY: Please visit Ofcom - 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: n/k







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>		<b>79</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>49</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.
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