



37 Fairview Road, Woodthorpe, NG5 4GW

Offers In Excess Of £300,000



Marriotts







# 37 Fairview Road Woodthorpe, NG5 4GW

- Two bedrooms
- Conservatory with impressive views
- Modern fitted kitchen
- Hall with downstairs toilet
- Lower ground garden room & store room
- NO UPWARD CHAIN

A very well presented detached house in a cul-de-sac location just off Woodthorpe Drive, directly opposite Woodthorpe Park. The property has two double bedrooms, downstairs toilet, lower ground floor garden room and full width utility/sore room and a spacious conservatory with impressive elevated views!



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## Entrance Hall

With a side entrance door, radiator, wood laminate flooring with inset door mat continuing through to the downstairs toilet and kitchen. Stairs to the first floor landing and door through to the living room.

## Cloakroom/WC

Consists of a dual flush toilet with washbasin and tiled splashback, radiator, extractor fan and also housing the smart gas meter.

## Living Room

Coal effect remote electric fire with marble hearth, four wall light points, radiator and UPVC double glazed double doors leading through to the conservatory.

## Conservatory

Being timber double glazed with a pitched polycarbonate roof and fitted roof blinds, two wall light points, power points, laminate flooring and impressive west-facing elevated views.



### Dining Area

With radiator, door and UPVC double-glazed side window, opening to the kitchen and under-stair alcove housing the integrated Bosch fridge and separate freezer with matching door fronts. The kitchen area has a range of units in grey with soft close doors and drawers and granite effect worktops and upstands with an inset one-and-a-half bowl stainless steel sink unit and drainer. Appliances consist of an integrated electric oven, microwave/combination oven and separate four-ring induction hob with extractor. Concealed worksurface downlighting, ceiling downlighting and UPVC double glazed front window.

### First Floor Landing

UPVC double-glazed side window, radiator and loft access.

### Bedroom 1

Built-in six-door part mirrored wardrobes, matching dressing table and drawers, two UPVC double glazed rear windows, radiator and LED downlights.

### Bedroom 2

Built-in wardrobe, separate built-in cupboard with integrated drawers, radiator, LED downlights and UPVC double glazed window and door leading out to the garage flat roof.

### Bathroom

With half-tiled walls the suite consists of a cast iron bath, full height tiled shower cubicle with chrome mains shower along with toilet and pedestal washbasin. Radiator, UPVC double glazed front window and cupboard housing the Worcester Bosch combination gas boiler.

### Outside

To the front is a driveway providing off-street parking and a front garden with up an over door leading into the garage. To the left-hand side, the path leads to the main entrance hall with gated access to the rear. On the right, steps lead down to a lower ground floor door, leading to the garden room. The garden room is single-glazed with laminate flooring, a radiator, two wall light points, power points, double doors leading out to the garden and also a door to the underfloor store room.

### Under Floor Store Room

Also full width, and has a range of fitted wardrobes and cupboards, sink unit with taps, plumbing for washing machine, tiled floor, radiator and strip lighting.

### Outside

There is corner decking and a mainly crazy paved garden with established beds and borders with a trellis screen leading to a garden shed. The garden is enclosed with a mixture of conifer screening and fencing to the perimeter.

### Material Information

TENURE: Freehold

COUNCIL TAX: 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: 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: n/k

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 access







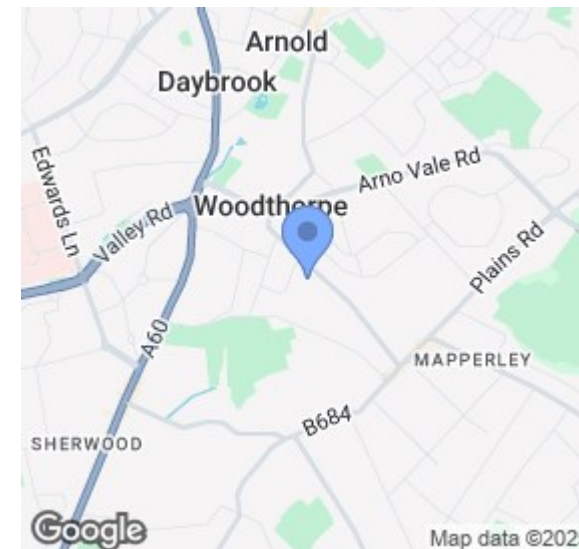




This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <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.

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