



3 Woodhedge Drive, Thorneywood, NG3 6LU

£290,000

 3  1  2  C

Marriotts



# 3 Woodhedge Drive Thorneywood, NG3 6LU

- Three bedrooms
- Kitchen with appliances
- Lovely rear garden
- Downstairs toilet
- Detached garage
- Bathroom with mains shower

A well presented three bedroomed detached house in cul-de-sac position just off Porchester Road, with easy access to Carlton, Mapperley and the City Centre. Lovely mature rear gardens with split-level decking, detached garage and a downstairs toilet!

£290,000



## Overview

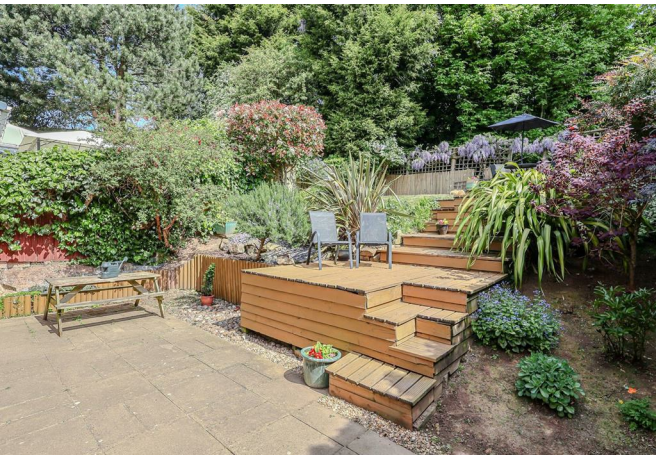
Welcome to Woodhedge Drive, Nottingham - a great location for this delightful 3-bedroom detached house. As you step inside, you are greeted by a cosy lounge featuring a living flame gas fire, opening through to the dining room, with double doors leading out to the patio and access to the kitchen, with gloss cream units and integrated appliances including a fridge freezer. The convenience of a downstairs toilet adds to the practicality of this lovely home. The property also boasts a detached brick garage and a driveway with space for two cars, ensuring parking is never an issue. One of the highlights of this property is the lovely rear garden, complete with split-level decking and a large full-width paved patio - an ideal spot for hosting summer barbecues or simply relaxing.

## Entrance Hall

With UPVC double glazed side door, radiator, stairs to the first floor landing, wood laminate flooring and doors to both the downstairs toilet and lounge.

## Downstairs Toilet

Consisting of a traditional style high cistern toilet and corner washbasin with traditional style half tiled walls. Wood style floor covering, radiator and UPVC double glazed front window.



### Lounge

With a stone-style fireplace, living flame gas fire and black Italian slate hearth. UPVC double-glazed oriel bay window to the front and radiator.

### Dining Room

With wood laminate flooring, radiator, doorway through to the kitchen and UPVC double-glazed double doors leading out to the patio garden.

### Kitchen

A range of wall and base units with doors in a cream gloss with wood style worktops and inset composite one-and-a-half bowl corner sink unit and drainer with mosaic tiled splashbacks. Integrated fridge freezer, bushed steel electric double oven, four ring gas hob with extractor canopy, plumbing for washing machine, tiled floor, UPVC double glazed rear window and side door.

### First Floor Landing

Loft access, airing/linen cupboard, separate cupboard housing the combination gas boiler installed in 2018 and UPVC double glazed side window.

### Bedroom 1

UPVC double glazed rear window, radiator and built-in double wardrobe.

### Bedroom 2

UPVC double glazed front window, radiator and built-in double wardrobe.

### Bedroom 3

UPVC double glazed front window and radiator.

### Bathroom

With fully tiled walls, the suite in white consists of a shaped bath and screen with a Victorian style chrome mains shower. washbasin and concealed cistern toilet with vanity surround and cupboards. Wood effect floor covering and UPVC double glazed rear window.

### Outside

To the front, there is a lawn with several established shrubs. A driveway provides parking for two cars with up and over door leading into the detached brick-built garage which has light, power and a pitched tiled roof. From the front of the property, wrought iron side gate leads to the rear where there is a full-width paved patio with a gravel border, outside wall light and cold water tap. Decked steps lead up to the first decking area, with further steps leading to further split level decking and lawn with established borders and enclosed with a fenced perimeter.

### Material Information



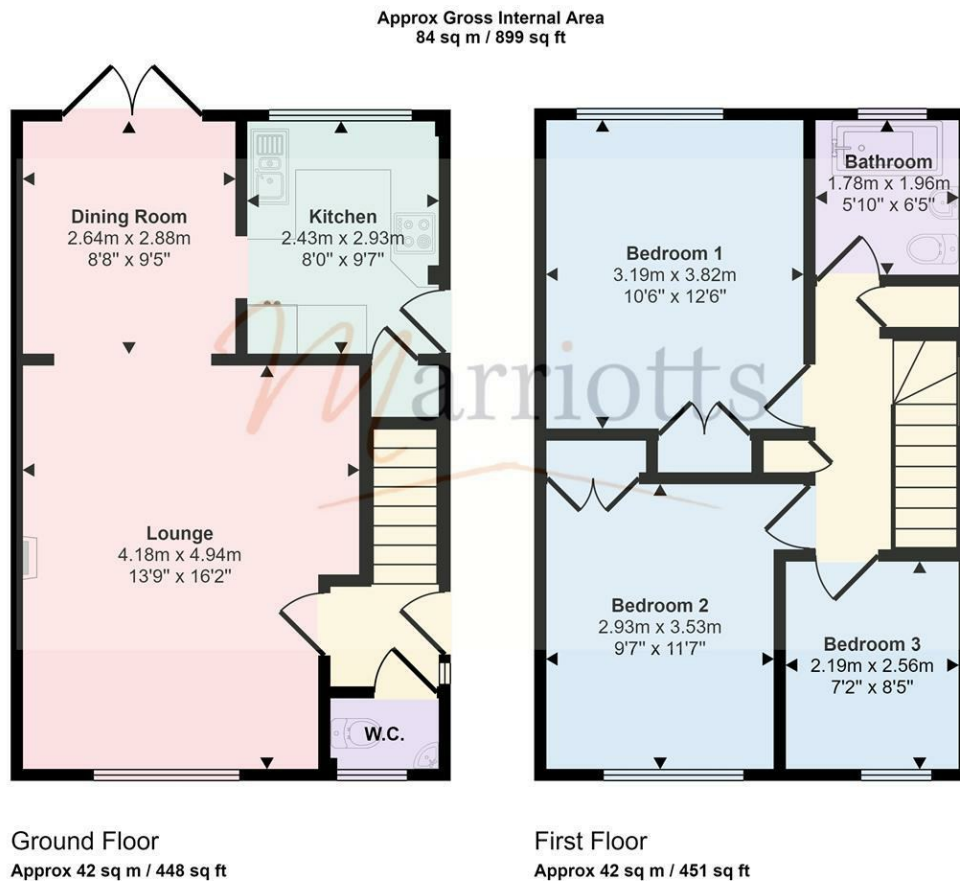




TENURE: Freehold  
 COUNCIL TAX: Nottingham City - Band C  
 PROPERTY CONSTRUCTION: Cavity Wall  
 ANY RIGHTS OF WAY AFFECTING PROPERTY: no  
 CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: YES, planning permission granted for 'L' shaped extension / Two storey at the rear / part single & two storey at the side (Jan 24)  
 FLOOD RISK: no  
 ASBESTOS PRESENT: no  
 ANY KNOWN EXTERNAL FACTORS: no  
 LOCATION OF BOILER: Airing cupboard  
 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  
 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: Steps to the front door. Level access to the patio with steps up to the main garden.





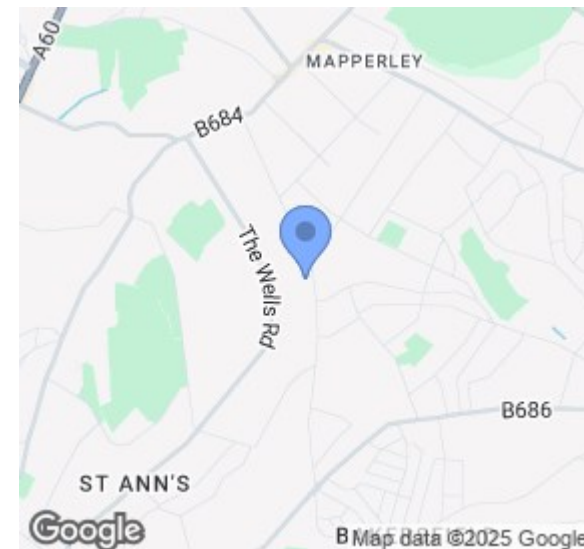


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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



## Energy Efficiency Rating

|                                             | Current   | Potential                                                                                                   |
|---------------------------------------------|-----------|-------------------------------------------------------------------------------------------------------------|
| Very energy efficient - lower running costs |           |                                                                                                             |
| (92 plus) <b>A</b>                          |           | <b>85</b>                                                                                                   |
| (81-91) <b>B</b>                            |           |                                                                                                             |
| (69-80) <b>C</b>                            | <b>71</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).