



22 Longacre, Woodthorpe, NG5 4JS
Offers In The Region Of £360,000

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Marriotts



22 Longacre Woodthorpe, NG5 4JS

- NO UPWARD CHAIN!
- Bathroom with 3-piece suite
- Breakfast kitchen
- Extended lounge, and dining room
- Garage, off street parking and car charging point
- 4 bedrooms
- Downstairs wc/utility area
- Study
- Enclosed rear garden

NO UPWARD CHAIN. This Ideal family home located in popular Woodthorpe and a short distance from Mapperley shopping area. Extended detached property offering 4 bedrooms, bathroom/wc and separate downstairs wc with utility area, breakfast kitchen, study, through dining room and lounge. There are 2 driveways providing ample off street parking, electric car charging point and garage. Established front and rear gardens.



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Overview

Nestled in the sought-after area of Woodthorpe, this detached house presents an ideal family home.

The accommodation includes four well-proportioned bedrooms, three-piece suite family bathroom and a separate downstairs WC with a utility area, which adds to the practicality of the home. The heart of the house is the inviting breakfast kitchen, there is a study, alongside a through dining room and a comfortable lounge, ideal for relaxation and entertaining.

Outside, the property features two driveways, offering generous off-street parking and an electric car charging point is also available. The garage provides further storage options or could be used for additional parking. Established front and rear gardens, with gated side access, the rear garden is mostly lawned providing a lovely outdoor space for children to play or for hosting summer gatherings.

Located just a short distance from the Mapperley shopping area, residents will enjoy easy access to a variety of shops, cafes, and amenities. This home combines comfort, convenience, and a desirable location, making it a fantastic opportunity for families looking to settle in a vibrant community. Don't miss the chance to make this wonderful property your new home.

Hallway

Enclosed entrance porch with UPVC double glazed doors leading into the hallway, radiator, alarm panel, under stairs storage, access to downstairs rooms and stairs to first floor.

Downstairs wc

WC with fitted cupboard around, window to the side and space for washer/dryer.

Dining Room

UPVC window to the front, radiator, and arch leading to the living room.

Living Room

Extended lounge with lantern skylight window, feature gas fire, radiator, UPVC door and window giving access to the rear garden.

Kitchen

Fitted with a range of wooden units and worktop, a double bowl sink with waste disposal, a hot water tap and pull-out hose tap, there is also a useful pull-out step under the cooker plinth. Integrated appliances included a tall fridge freezer, dishwasher, Neff microwave, Hotpoint electric oven and induction hob with artwork glass splashback. There is a vertical radiator, recessed spotlights, a built-in pantry providing plenty of storage, UPVC window to the side, UPVC door to the side garden and an internal door to the study.

Study

Two UPVC windows to the rear and side, radiator, and built-in storage.

First Floor Landing

Doors to all rooms.

Bedroom 1

There are two built-in wardrobes, an UPVC window to the front, and a radiator.

Bedroom 2

Built-in wardrobes with access to hidden eaves space behind, radiator, UPVC window with views over the rear garden.

Bedroom 3

Two UPVC windows to the rear, a radiator, and built-in storage with one cupboard housing the combination boiler.

Bedroom 4

Radiator, UPVC window to the front, fitted cupboard.

Bathroom

The modern bathroom provides a corner bath with mains shower over, concealed w.c., wash hand basin and cupboard space. Heated towel rail, two UPVC windows to the side and extractor fan.

Outside

Set back from the road the two driveways provide ample off street parking, there is an electric car charging point, gated access to the rear garden and garage. The garage has an up & over door, electric power points, lights, houses the consumer unit and has a single door leading to the rear garden

Material Information



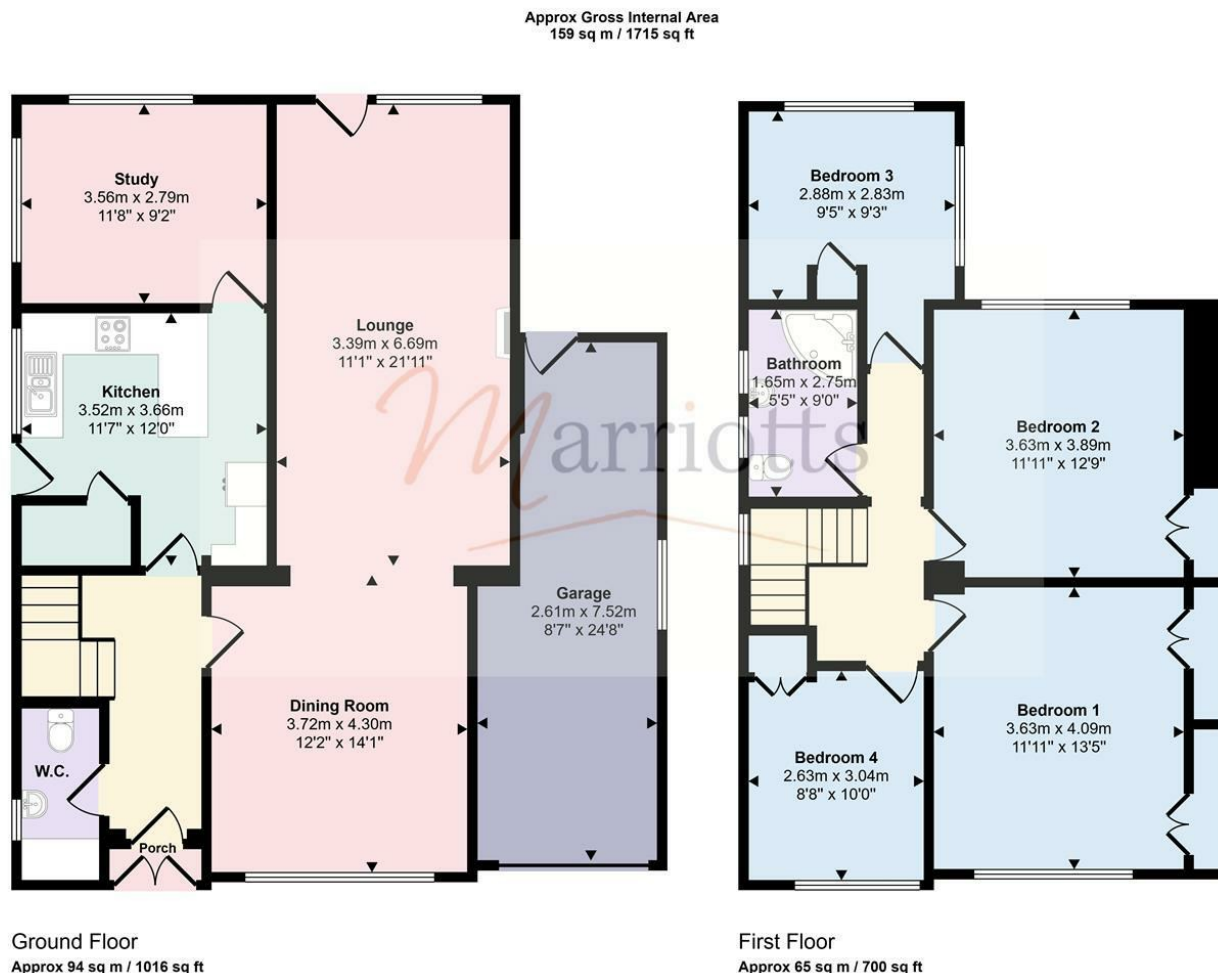




TENURE: Freehold
 COUNCIL TAX: Gedling Borough - Band E
 PROPERTY CONSTRUCTION: Cavity Brick
 ANY RIGHTS OF WAY AFFECTING PROPERTY: none
 CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: tbc
 FLOOD RISK: n/a
 ASBESTOS PRESENT: n/a
 ANY KNOWN EXTERNAL FACTORS: /n/a
 LOCATION OF BOILER: Bedroom 4 Cupboard
 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: TBC
 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: available.
 ACCESS AND SAFETY INFORMATION:







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		
(69-80) C		
(55-68) D		
(39-54) E		
(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.

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41 Plains Road, Mapperley, Nottingham, NG3 5JU
0115 953 6644
sales@marriotts.net

www.Marriotts.net

