



2 Woodthorpe Avenue, Woodthorpe, NG5 4FD

Price Guide £550,000



Marriotts



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- Three bedrooms
- L shaped lounge diner
- Large level mature plot
- Bathroom & separate second toilet
- Breakfast kitchen & large conservatory
- NO UPWARD CHAIN

FANTASTIC OPPORTUNITY!! This is a rare chance to buy a spacious bungalow on a very sought after road, just off Woodthorpe Drive. The property has been very well maintained and offers great scope to improve, extend or re-develop to your own taste. There is also a huge loft space which could be converted into further accommodation (subject to planning).

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Overview

The main accommodation consists of three generously sized double bedrooms, four-piece shower room and additionally, there is a separate second toilet located off the hallway. The living room extends around to the rear dining area, which has double doors through to the large conservatory and also access to the breakfast kitchen, with built-in oven, hob and dishwasher and a fitted breakfast bar and table.

Set on a lovely sized mature level plot, the outdoor space is equally impressive, offering a tranquil garden that is perfect for gardening enthusiasts or simply unwinding in the fresh air. The property also has a pressed concrete block pattern driveway providing ample parking, and leading to the double garage, with an electric garage door and connecting door to the conservatory.

Woodthorpe Avenue forms part of a leafy well-established neighborhood just off Mansfield Road, with excellent local amenities and transport links nearby, making this property a must-see for anyone looking to settle in this highly regarded area. Don't miss the opportunity to make this lovely bungalow your new home.

Hallway

UPVC double-glazed front entrance door, three wall light points, cloaks cupboard, separate airing cupboard and loft access with a ladder into the boarded roof space. Doors lead off to all bedrooms, bathroom, kitchen, living room and the separate second toilet.

WC

With a toilet, corner wash basin and UPVC double-glazed front window.



Lounge Area

Feature stone fire surround with polished black marble hearth and inset living flame coal effect gas fire. Three wall-light points and UPVC double-glazed front window. The dining area has two wall-light points, UPVC double-glazed double doors through to the conservatory and door through to the breakfast kitchen.

Breakfast Kitchen

A range of wall and base units with doors in a limed oak finish, with worksurfaces and an inset one-and-a-half bowl sink unit and drainer with overhead pelmet downlights and matching breakfast bar and table. Appliances consist of an integrated brushed steel trim electric double oven, four ring ceramic halogen hob, extractor and integrated dishwasher. Cupboard housing the warm air boiler, slate tile effect laminate flooring, UPVC double-glazed window and door leading through to the conservatory.

Conservatory

A large conservatory which is brick-built with UPVC double-glazed windows, pitched polycarbonate roof with central ceiling downlights, light, power and full-width built-in cupboards, one of which has plumbing for a washing machine. Further internal door leads into the garage and UPVC double-glazed double doors lead out to the rear patio.

Bedroom 1

With two built-in double wardrobes, two wall light points and UPVC double-glazed front window.

Bedroom 2

Built-in double wardrobes on either side of a central dressing table with vanity light, separate built-in single wardrobe and UPVC double-glazed rear window.

Bedroom 3

Built-in double wardrobe, two wall light points and UPVC double-glazed side window.

Shower Room

With fully tiled walls and contrasting tiled floor, the suite consists of a large corner cubicle with chrome mains shower, pedestal wash basin, toilet and bidet. Ceiling downlights and UPVC double-glazed rear window.

Outside

There is a lawned front garden and pressed concrete block-paved driveway leading to the garage, with electric roller door and a pressed concrete pathway leading to the front door. The garage has light, power, loft access and UPVC double-glazed rear window and also houses the solar panel inverter along with gas and electricity meters. Separate side gated access leads to a further pressed concrete side area, leading to the rear. To the rear is a paved area accessed from the conservatory, next to which is a large paved patio with an outside tap. The garden is lawned with mature borders containing a wide variety of shrubs and trees, with a central circular mature flower bed.

Material Information

TENURE: Freehold

COUNCIL TAX: GBC - Band E

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: n/k

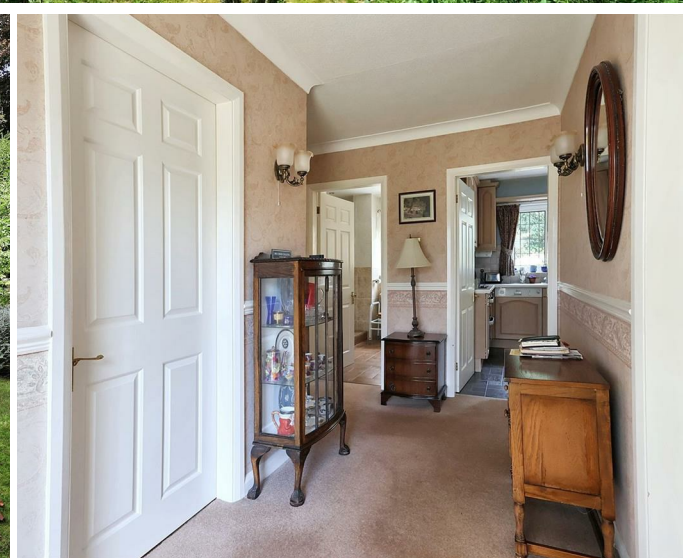
LOCATION OF BOILER: kitchen

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: n/k

BROADBAND AVAILABILITY: Please visit Ofcom - Broadband and Mobile coverage checker.

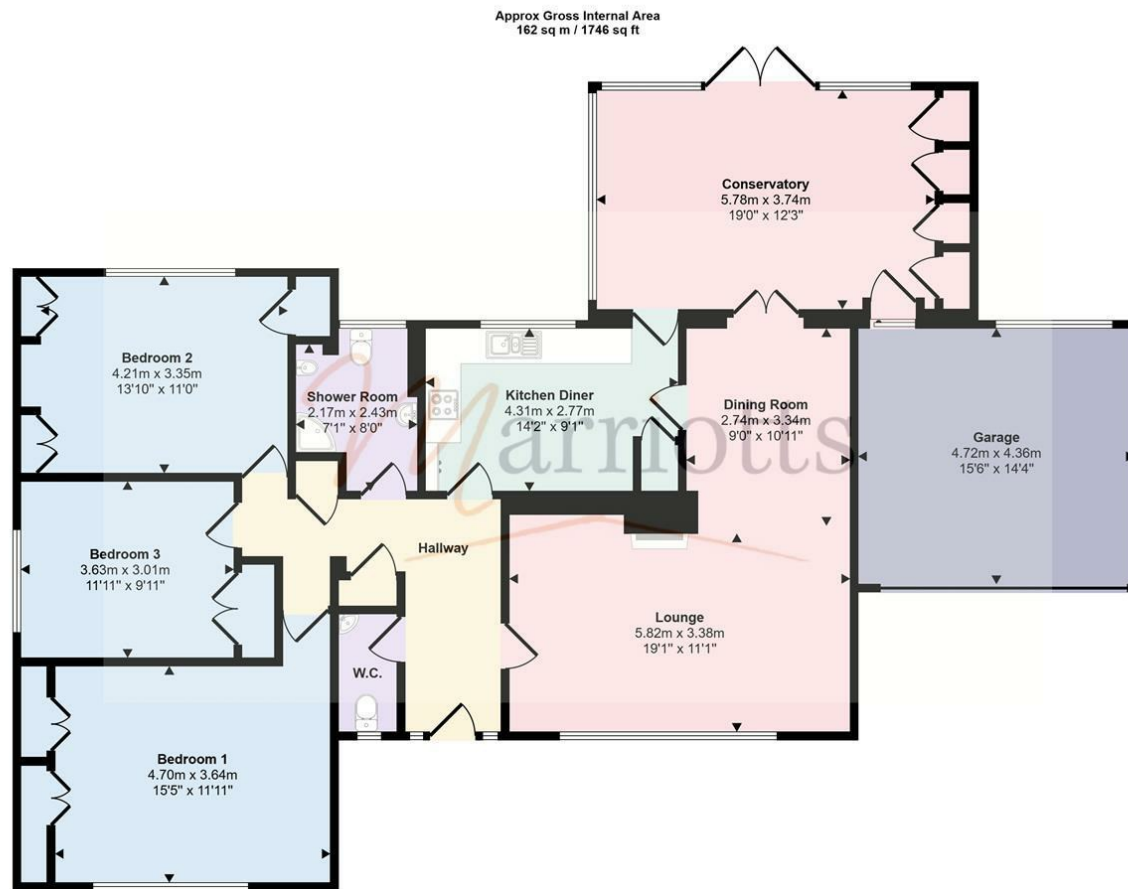
MOBILE SIGNAL/COVERAGE: Please visit Ofcom - Broadband and Mobile coverage checker.

ELECTRIC CAR CHARGING POINT: not available.

ACCESS AND SAFETY INFORMATION: level front and rear access







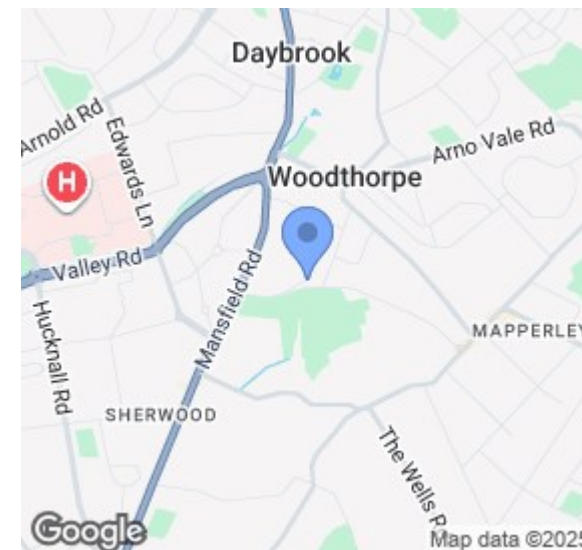
Floorplan

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) 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		
	68	79
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.

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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