



## 2a Woodthorpe Avenue, Woodthorpe, Nottingham, NG5 4FD

### Offers In The Region Of £650,000

- Beautifully Presented Four Bedroom Detached House
- Grand Entrance Hall with Vaulted Ceiling and Galleried Balcony
- Underfloor Heating and Air Conditioning
- Landscaped Rear Garden
- Sought After Location
- Spacious and Well Proportioned Accommodation Throughout
- Four Double Bedrooms with Two Ensuites
- Downstairs W.C, Utility Room and Integral Garage
- Gated Block Paved Driveway

# 2a Woodthorpe Avenue, Nottingham NG5 4FD

Impressive and Well Presented Four Bedroom Detached House. Sought After Location. Spacious and Well Proportioned Accommodation Throughout. Four Double Bedrooms. Two Ensuites and a Family Bathroom. Underfloor Heating and Air Conditioning. Downstairs W.C and Utility Room. Integral Garage. Beautifully Presented Landscaped Gardens.



Council Tax Band: G



## Main Description

Impressive and Well Presented Four Bedroom Detached House. Sought After Location. Spacious and Well Proportioned Accommodation Throughout. Four Double Bedrooms. Two Ensuites and a Family Bathroom. Underfloor Heating and Air Conditioning. Downstairs W.C and Utility Room. Integral Garage. Beautifully Presented Landscaped Gardens.

## Entrance Hall

28'1 x 12'11

Wood flooring with underfloor heating. Vaulted ceiling with inset spotlights. Doors to the Lounge, Dining Room, Breakfast Room, W.C and Garage.

## Lounge

20'1 x 17'5

Feature fireplace with electric fire. Sliding patio doors to the rear. Underfloor heating. Integrated ceiling speakers and spotlights.

## Dining Room

17'4 x 16'11

Window to the front elevation. Under floor heating. Speakers to the ceiling.

## Breakfast Room

15'5 x 11'1

Wood flooring. Patio doors to the rear. Opens into the Kitchen.

## Kitchen

11'11 x 10'7

Wood flooring. Spotlights to the ceiling. Window to the rear. A range of base and wall units with integrated oven and dishwasher. Space for a fridge/freezer. Granite work surfaces. Underfloor heating. Door to the Utility Room.

## Utility Room

7'7 x 6'11

Base and wall units. Granite work tops. Door to the garden. Tiled flooring with under floor heating. Cupboard with water tank and controls for underfloor heating.

## W.C

Vanity unit run with integrated sink unit and hidden cistern toilet. Window to the side elevation. Extractor.

## Garage

16'10 x 16'1

Tiled flooring. Wall mounted boiler. Roller shutter door.

## Galleried Landing

Doors to all Bedrooms and the Bathroom.

## Master Bedroom

16'6 x 16'3

Dormer window to the rear elevation. Built in wardrobes. Door to the Ensuite. Air conditioning.

## Ensuite

Hidden cistern toilet. Vanity unit with inset his and hers wash hand basins. Shower cubicle with mains water shower. Dormer window to the front elevation.

## Bedroom

15'2 x 14'9

Window to the rear elevation. Air conditioning.

## Bedroom

14'8 x 12'1

Dormer window to the front elevation. Door to the en-suite. Walk in wardrobe. Air conditioning.

## Ensuite

Low level flush toilet. Shower cubicle with mains water shower. Vanity unit with sink unit. Extractor.

## Bedroom

16'1 x 14'1

Dormer window to the front elevation. Built in wardrobes. Air conditioning.

## Family Bathroom

11'0 x 9'2

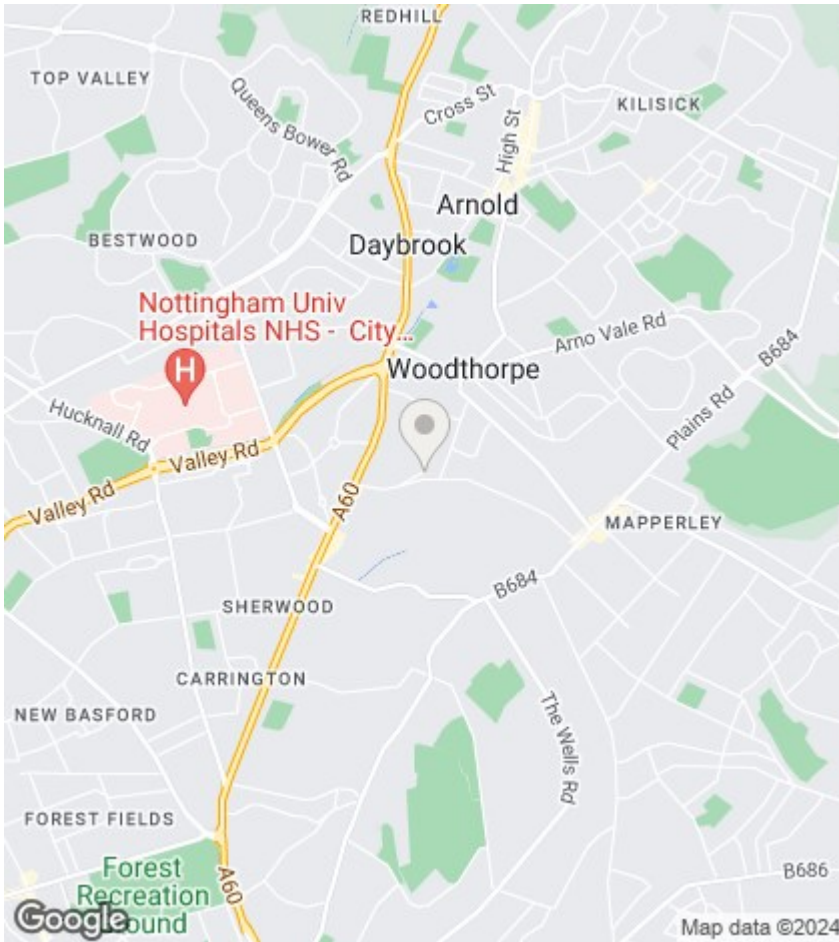
Freestanding bath. Low level flush toilet. Sink unit. Window to the rear.

## Exterior

Block paved gated driveway to the front. To the rear is a beautifully presented landscaped garden with mature planting and a lawned area.







## Viewings

Viewings by arrangement only. Call 01159625003 to make an appointment.

## EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	79	83
(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	

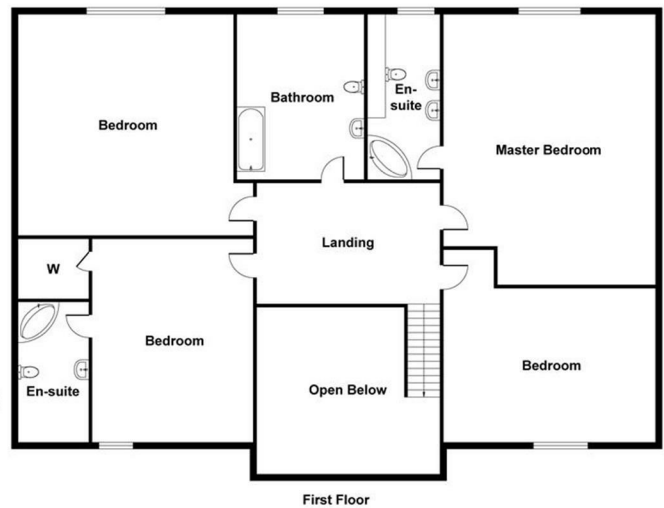


Illustration for identification purposes only, measurements are approximate, not to scale.