



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

Price Guide £625,000

- 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
- GUIDE PRICE £625,000 - £650,000

2a Woodthorpe Avenue, Nottingham NG5 4FD

GUIDE PRICE £625,000 - £650,000 - Impressive and Well Presented Four Bedroom Detached House. Sought After Location. Spacious and Well Proportioned Accommodation Throughout. Four Double Bedrooms. Two Ensuities 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

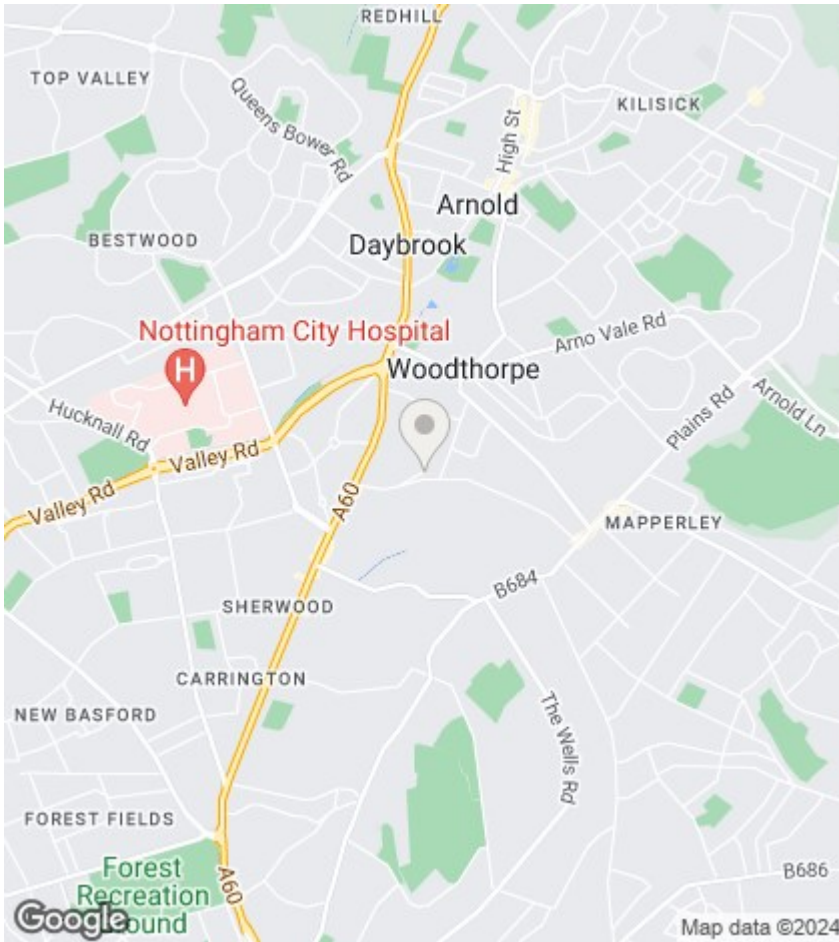
Freestanding bath. Low level flush toilet. Sink unit. Window to the rear.

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) A			
(81-91) B		79	83
(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	

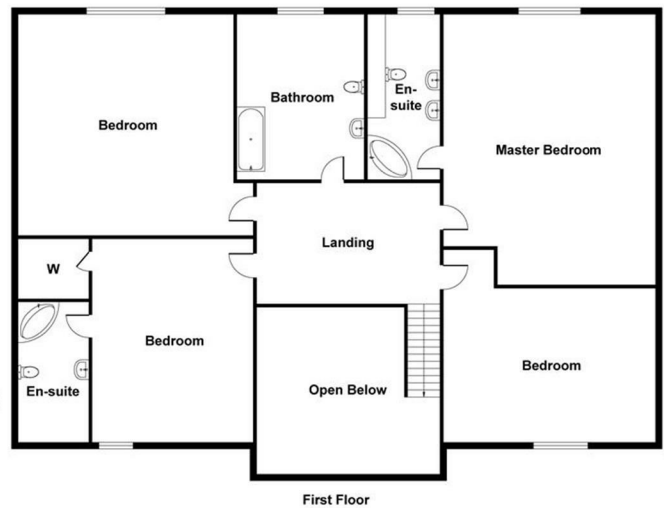
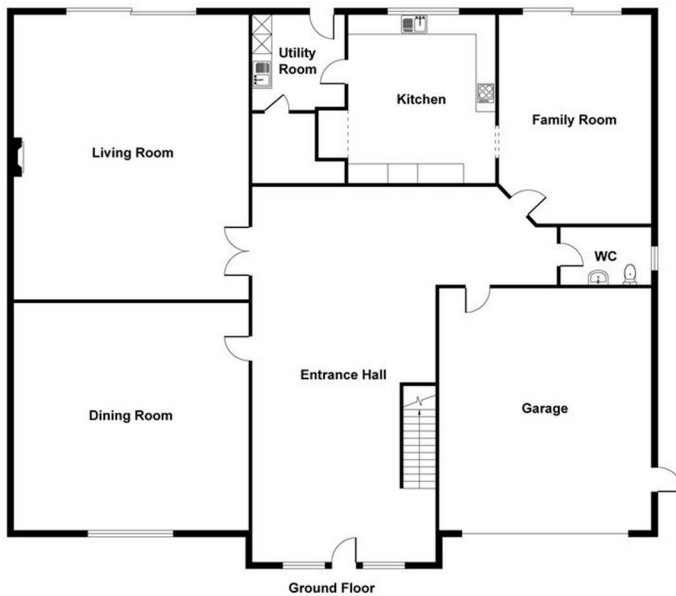


Illustration for identification purposes only, measurements are approximate, not to scale.