

DISTINCTIVE
HOMES
by



15 Patterdale Road, Woodthorpe,
NG5 4LF

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Offers in the Region of £615,000

FHP Living are delighted to introduce this exquisite detached residence, nestled on a substantial plot in this prime location of Woodthorpe and offering the sort of comfort and convenience that one would associate with a property of this calibre.





- Beautifully Presented Detached Home on a substantial plot with Immaculate Gardens
- Versatile Accommodation with Stylish Interiors
- Superb Contemporary Breakfast Kitchen and Chef's Kitchen
- Spacious Lounge with views of the Garden
- Utility Room
- Sitting Room/Snug
- Four Good Sized Bedrooms
- Entrance Hall
- Three Modern Bath/Shower Rooms
- Garden Room
- Small Gym
- Large Integral Single Garage
- Gated Driveway
- Internal Area Approx. 2,233 sq ft (including garage and two outbuildings)
- EPC Rating C





Welcome to this exquisite detached house, where style and sophistication create the epitome of luxurious living. Nestled in a quiet setting and on a substantial corner plot, this residence boasts modern comfort and elegance. As you step through the porch, you are greeted by an entrance hall that sets the tone for the grandeur within. Solid oak lounge floors pave the way, while new windows installed just two years ago invite natural light to flow throughout the home. The heart of this residence lies within its large contemporary fitted kitchen, a haven for entertaining and equipped with appliances and sleek finishes. Adjacent, a chef's kitchen stands ready to offer both practicality and finesse in equal measure.

Beyond the kitchen, a snug beckons and a spacious lounge, where comfort reigns supreme leading to an adjoining sunroom, this space is ideal for relaxation with views of the private established enclosed garden. For additional convenience, a utility room and downstairs WC provide practical amenities seamlessly integrated into the home's versatile layout.



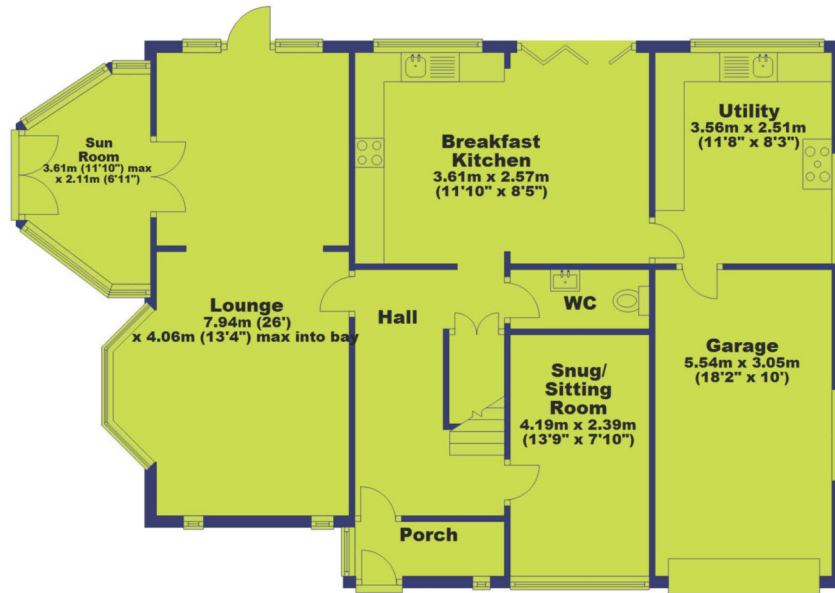
As you ascend to the first-floor landing, four generously sized bedrooms await. Of these bedrooms, three are graced with their own en-suite bathrooms. The master bedroom the epitome of luxury boasting fitted wardrobes crafted by Hammonds, this bedroom effortlessly blends style with functionality offering a plethora of storage. Adjacent to the master bedroom lies a spacious en-suite bathroom, with a walk-in double shower and a sumptuous bath. The fourth bedroom is currently used as an office.

To the outside there are well established gardens, garden room/studio, small gym and terraced areas with security cameras, garage with electric door, off street parking for two cars. A truly wonderful home and a stone's throw from Woodthorpe Park, various shops, restaurants and cafes within Arnold, Mapperley and Sherwood as well as being within the catchment area for schools rated outstanding by Ofstead and has excellent transport links into the City Centre and City Hospital. Viewing is highly recommended.



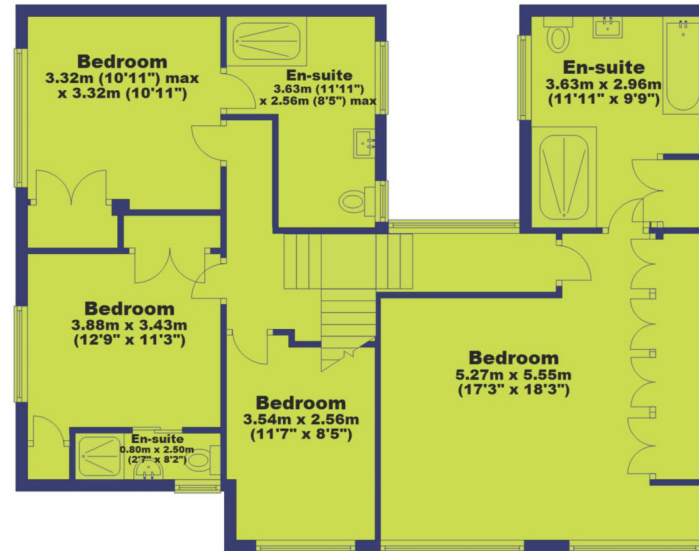
Ground Floor

Approx. 97.6 sq. metres (1050.6 sq. feet)



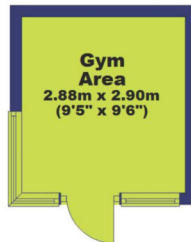
First Floor

Approx. 85.4 sq. metres (918.9 sq. feet)



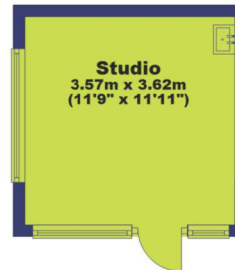
Outbuilding

Approx. 8.4 sq. metres (89.9 sq. feet)



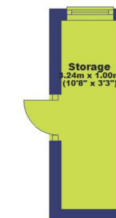
Outbuilding

Approx. 12.9 sq. metres (139.1 sq. feet)



Storage

Approx. 3.2 sq. metres (34.9 sq. feet)



Total area: approx. 207.5 sq. metres (2233.4 sq. feet)



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	83 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Interested in this home?

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