

# Patterdale Road

Woodthorpe  
Nottingham  
NG5 4LF

**Offers in the Region of  
£615,000**



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0115 841 1155



- Beautifully Presented Detached Home on a Substantial Plot with Immaculate Gardens

- Versatile Accommodation with Stylish Interiors

- Superb Contemporary Breakfast Kitchen

- Spacious Lounge/Sunroom

- Sitting Room/Snug

- Small Gym

- Four Bedrooms/Utility Room

- Chef's Kitchen/Entrance Hall

- Three Modern Bath/Shower Rooms

- Garden Room

- Large Integral Single Garage/Gated Driveway

- Internal Area Approx. 2,233 sq ft (inc garage and two outbuildings)



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 fhp.living  
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Patterdale Road, Woodthorpe, Nottingham, NG5 4LF

## Key Features

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 plot, this residence boasts modern comfort and timeless 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 and entertainment, with views of the private established enclosed garden. For added 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 and thoughtfully designed. 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.

These sales particulars have been prepared by FHP Living on the instruction of the vendor. Services, equipment and fittings mentioned in these particulars have NOT been tested, and as such, no warranties can be given. Prospective purchasers are advised to make their own enquiries regarding such matters. These sales particulars are produced in good faith and are not intended to form part of a contract. Whilst FHP Living have taken care in obtaining internal measurements, they should only be regarded as approximate.

Purchaser information - Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, FHP Living require any successful purchasers proceeding with a purchase to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill. This evidence will be required prior to FHP Living instructing solicitors in the purchase or the sale of a property.



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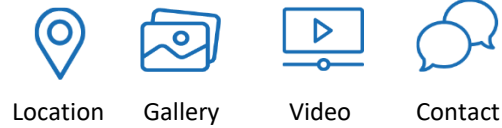
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Total area: approx. 207.5 sq. metres (2233.4 sq. feet)



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## Interested in this home?

Contact the FHP Living Team on 0115 841 1155

23 Bridgford Road  
West Bridgford  
Nottingham  
NG2 6AU

1 Weekday Cross  
The Lace Market  
Nottingham  
NG1 2GB

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

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