



**DavidJames**  
the estate agent

**Thackerays Lane, Woodthorpe, Nottingham, NG5 4JA**

**Offers Over £675,000**

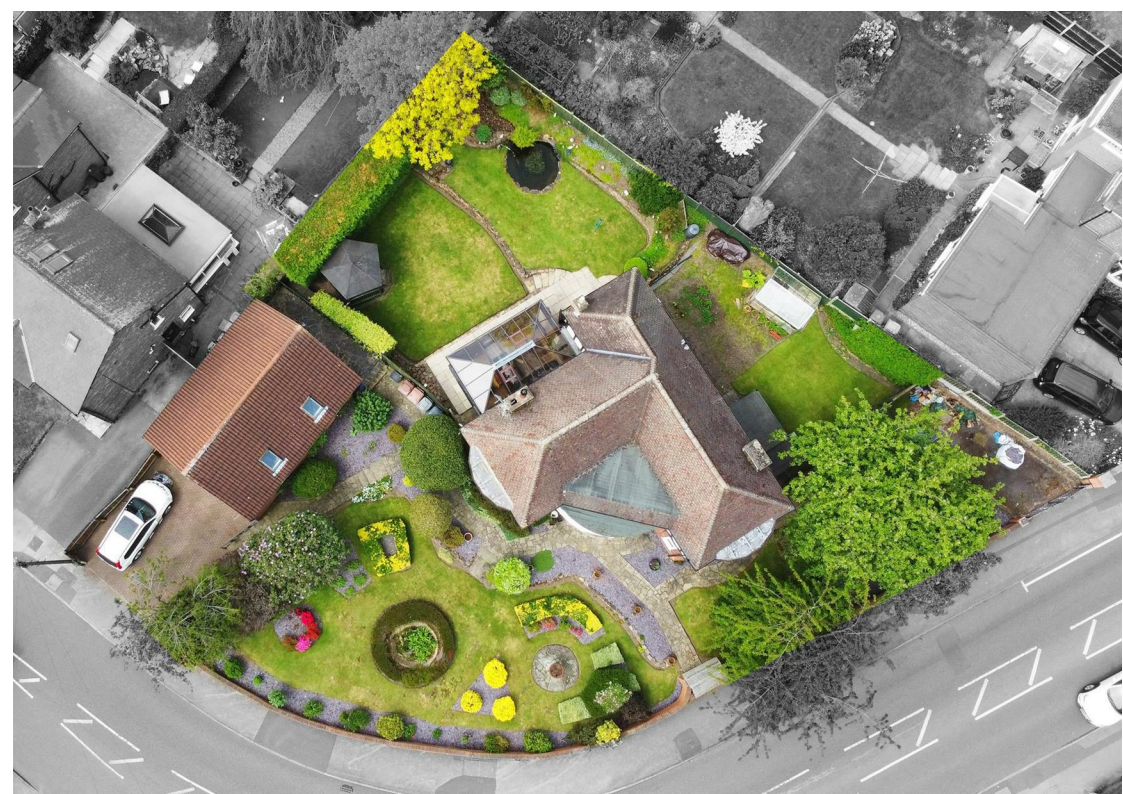
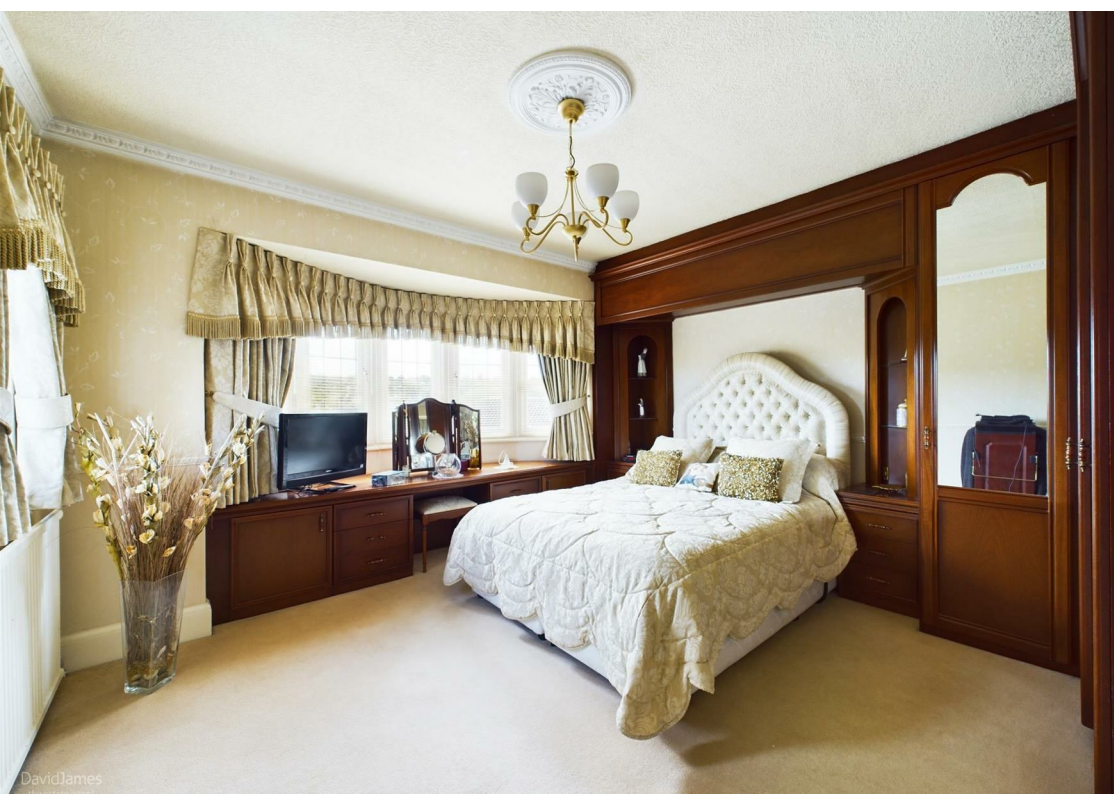
# About This Property

A wonderful and truly unique opportunity to purchase a stunning traditional detached family home with character in abundance and a superb snooker room above the double garage with potential for an annexe. Ideally situated just a short walk from the stunning Arnot Hill Park, The Trine occupies an immaculately maintained and highly sought after corner plot location in Woodthorpe and sits just a short distance away from a variety of local schools, frequent bus services to the city as well as both Mapperley and Arnold's excellent range of shops, bars and restaurants. The ground floor accommodation comprises a welcoming entrance hall with a feature porch, parquet flooring and cloakroom/WC, spacious lounge with window-seat and a multi-fuel burner set within the original fireplace as well as a separate versatile dining room which has also retained the traditional fire surround. A modern breakfast kitchen with a separate utility room boasts integrated Bosch appliances as well as access to a versatile conservatory with direct access to the garden. Upstairs, the 4 bedrooms are complemented by a variety of fitted wardrobes, a family bathroom with the benefit of electric underfloor heating as well as an en-suite shower room. Outside, the surrounding established gardens must be viewed to be fully appreciated and are mainly lawned with well-stocked beds and borders, a pond and an allotment area. Two driveways provide off-street parking for multiple vehicles and there is also a double garage with a useful storage area/current gym to the rear.



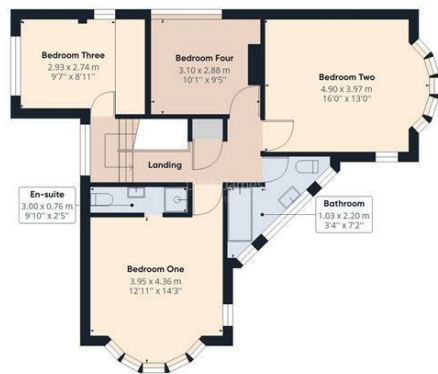
- Stunning traditional detached family home
- 4 bedrooms (plus snooker room/potential annexe)
- Welcoming entrance hall with porch and cloakroom/WC
- Lounge and separate dining room with original fireplaces
- Modern breakfast kitchen with Bosch appliances and separate utility room
- Versatile conservatory with garden access
- Family bathroom with underfloor heating and en-suite shower room
- 2 driveways and double garage provide off-street parking
- Highly sought after corner plot with immaculate gardens
- Full of character and original features







Floor 0 Building 1



Floor 1 Building 1



Floor -1 Building 2



Floor 0 Building 2



Approximate total area<sup>(1)</sup>

244.17 m<sup>2</sup>  
2628.17 ft<sup>2</sup>

Reduced headroom

5.63 m<sup>2</sup>  
60.65 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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**Council Tax Band: E**  
**Gedling Borough Council**  
**Freehold**

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David James Estate Agents  
45b Plains Road, Nottingham, NG3 5JU  
t: 0115 962 4213 e: mapperley@david-james.com

