



DavidJames
the estate agent

Weaverthorpe Road, Woodthorpe, Nottingham, NG5 4PT

Guide Price £350,000

About This Property

A well presented and extended 4 bedroom detached family home ideally situated to take full advantage of both Mapperley and Arnold's amenities with convenient access to a variety of local schools and frequent transport links to the city centre and surrounding areas! The ground floor accommodation comprises a porch, entrance hall with cloakroom/WC and useful understairs storage cupboards as well as a bright and spacious lounge/dining room with patio doors to the garden whilst the beautiful recently fitted modern kitchen enjoys a generous range of units, a breakfast bar and a range of integrated appliances which include an electric oven, combi microwave oven, gas hob with extractor, under-counter fridge and a slimline dishwasher. Upstairs, the four bedrooms are complemented by a variety of in-built and freestanding wardrobes and a bathroom fitted with a three piece white suite which also includes an over-bath electric shower and a towel radiator. Outside, the property backs onto an established green space providing privacy with the enclosed southerly-facing garden being designed with low maintenance in mind, enjoying an initial patio seating area leading onto artificial lawn and a summerhouse. To the front, a driveway ensures off-street parking for up to two vehicles with the further benefit of a garage which has been partitioned for useful storage.



- Extended detached family home
- 4 bedrooms
- Entrance hall with cloakroom/WC, porch and useful understairs storage
- Bright and spacious lounge/dining room with patio doors
- Beautiful recently fitted modern breakfast kitchen with integrated appliances
- Bathroom with three piece white suite, electric shower and towel radiator
- Low maintenance southerly-facing rear garden with patio, artificial lawn and summerhouse
- Driveway for two vehicles
- Integral garage (now partitioned to provide useful storage)
- Highly sought after residential location





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Floor 0



Floor 1



Approximate total area⁽¹⁾
 109.10 m²
 1174.30 ft²

(1) Excluding balconies and terraces

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: D
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

