









David**James** 

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

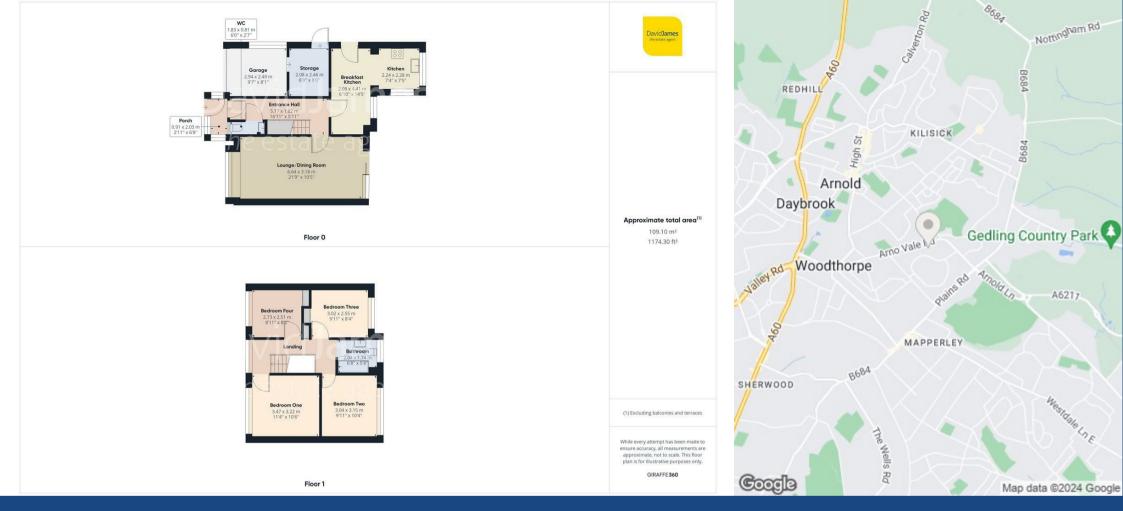












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## Council Tax Band: D Gedling Borough Council Freehold

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