



**DavidJames**  
the estate agent

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

**Guide Price £325,000**



# About This Property

This traditional extended detached house is ideally situated in the sought-after Woodthorpe, a short stroll away from Arnot Hill Park and within close proximity of the excellent amenities that both Mapperley and Arnold have to offer. The area is well-served by highly regarded schools and offers frequent bus services to Nottingham City Centre, making it an enviable location for families and professionals alike!

The property welcomes you with a charming entrance hall, featuring an original door and stained-glass windows for a touch of character. The lounge, complete with a feature bay window and a gas fire, alongside original flooring, creates a cozy space for relaxation. A separate dining room offers flexibility for various uses, maintaining the charm also with its original flooring. The breakfast kitchen is well-appointed with integrated appliances including an oven, hob and dishwasher, plus space for additional freestanding appliances.

The house is further enhanced by gas central heating powered by a Worcester boiler and benefits from a cellar providing ample storage space with power and lighting.

Upstairs, three bedrooms are complemented by a bathroom featuring a cast-iron bath and shower cubicle, alongside a separate WC.

The exterior does not disappoint with a generous, well-maintained garden that boasts planting beds, a variety of patio seating areas, a timber shed and a greenhouse for gardening enthusiasts.

Additionally, a driveway at the front of the property ensures convenient off-street parking.

- Traditional detached home
- Highly sought after location
- A short walk from schools, bus services and Arnot Hill Park
- Welcoming entrance hall with original features
- Spacious lounge and separate dining room with original flooring
- Breakfast kitchen with integrated oven, hob and dishwasher
- Three bedrooms
- Bathroom with cast-iron bath, shower cubicle and separate WC
- Fantastic established garden with a variety of patio areas
- Driveway providing off-street parking



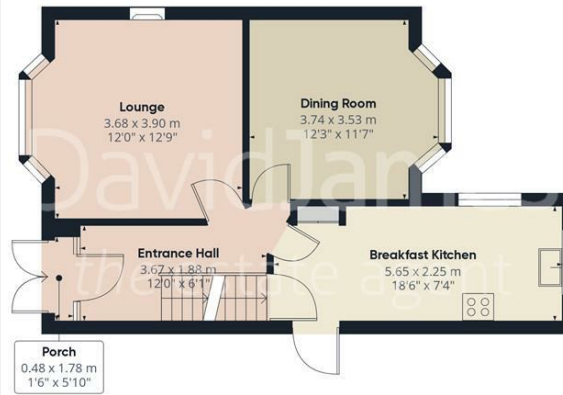








Floor -1



Floor 0



Floor 1



Approximate total area<sup>(1)</sup>  
 107.86 m<sup>2</sup>  
 1161.01 ft<sup>2</sup>

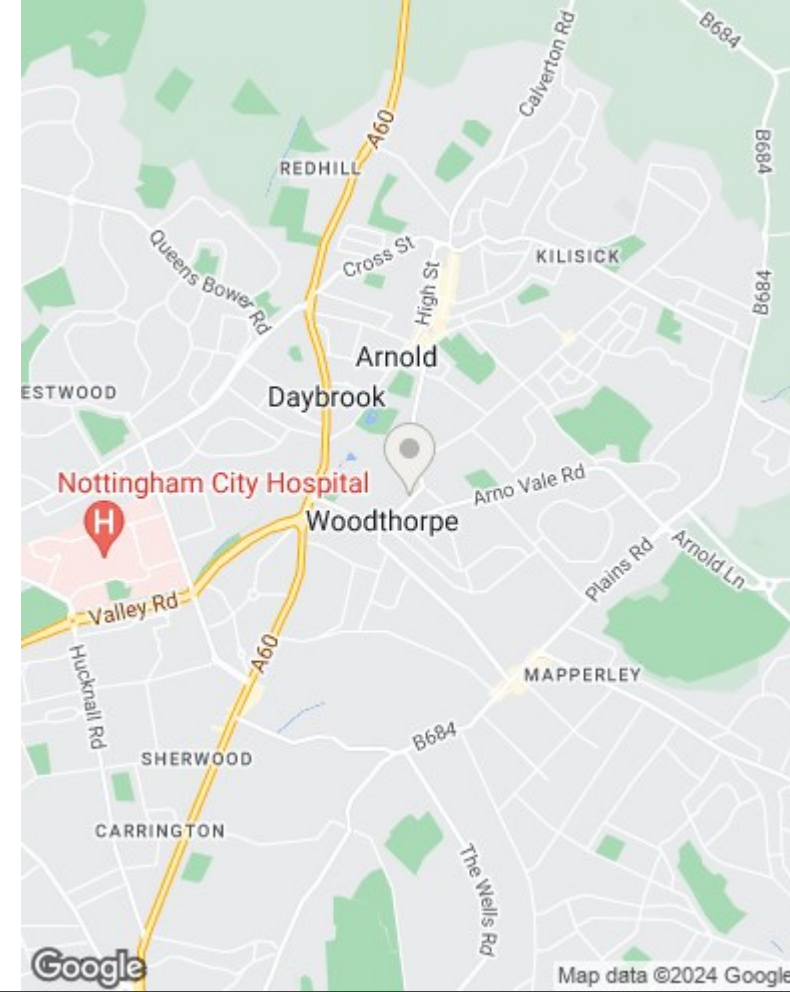
Reduced headroom  
 1.2 m<sup>2</sup>  
 12.86 ft<sup>2</sup>

(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: C**  
**Gedling Borough Council**  
**Freehold**

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