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**DavidJames**  
the estate agent

**Melbury Road, Woodthorpe, Nottingham, NG5 4PG**

**Guide Price £375,000**

# About This Property

This inviting extended detached family home is perfectly situated within easy reach of Mapperley's amenities, ensuring convenience and comfort for any family looking to make this their new home. A mere stroll away from frequent bus services and with a selection of sought-after schools, this property is ideally located for all of the essentials!

Upon entering, you are greeted by a welcoming initial hallway which boasts a useful cloaks storage cupboard, with the main entrance door adorned with delivery slots adding a unique touch of character to the home. The heart of the home is a bright and spacious lounge which has a walk-in bay window that bathes the room in natural light. Adjacent to this, a separate dining room offers direct access to the rear garden, perfect for entertaining. The kitchen is equipped with a range of units and has space for freestanding appliances and features a pantry with shelving.

The first floor hosts four bedrooms, with bedrooms one and three benefitting from included freestanding wardrobes, offering ample storage solutions. Complementing the bedrooms is a bathroom with a white suite and separate WC.

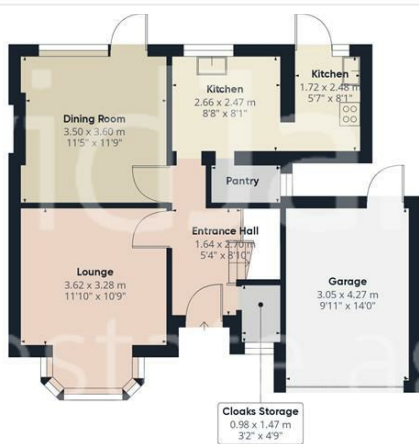
Additional highlights include UPVC double glazing, a loft space with partial boarding and a light for extra storage as well as a gas central heating system powered by a Vaillant boiler (approx 18 months old) which has a Hive smart thermostat, enabling temperature control via an app for ultimate comfort and efficiency.

Outside, the property boasts a stunning south-easterly facing established garden that is mainly lawned with an initial patio seating area. Power is available for a water feature with the further benefits of external lighting and a pedestrian door to the rear of the garage. The driveway offers off-street parking for two vehicles with the garage itself having an electric main door, power and lighting.



- Extended detached family home
- Within easy reach of Mapperley's amenities
- A short walk from local schools and frequent City-bound bus services
- Bright and spacious lounge
- Separate dining room with garden access
- Fitted kitchen with space for appliances
- Four first floor bedrooms
- Bathroom with a white suite and separate WC
- South-easterly facing established rear garden
- Double driveway and garage with an electric door, power and lighting



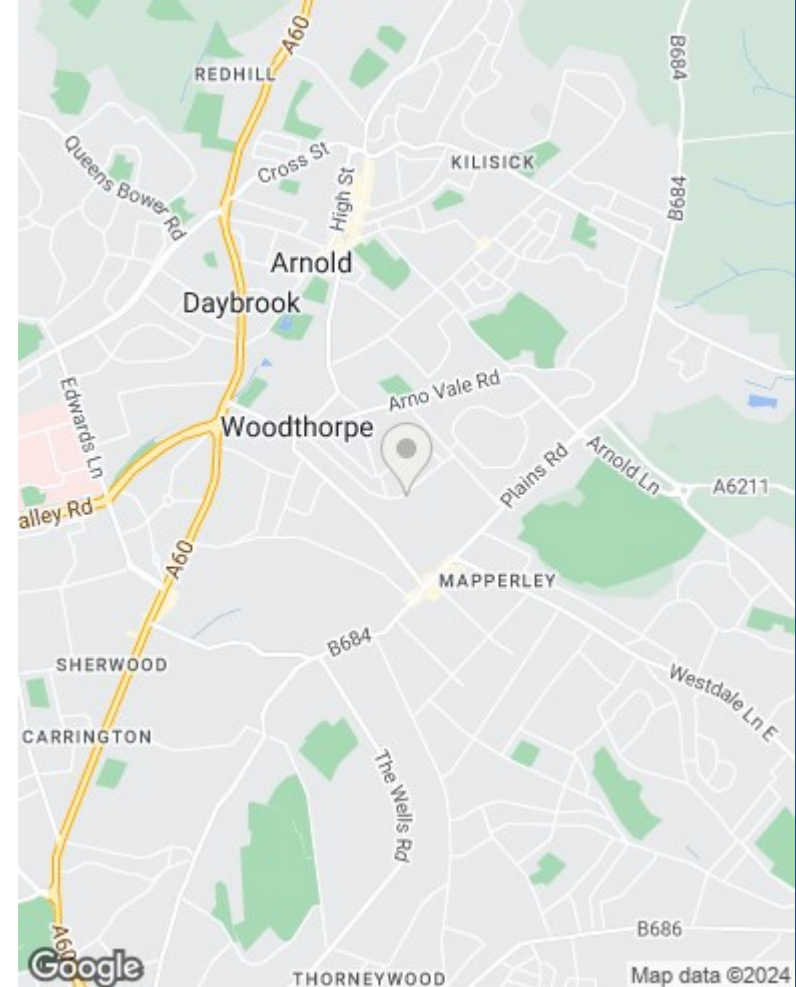


Approximate total area\*  
121 m<sup>2</sup>  
1302.48 ft<sup>2</sup>

(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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