



4



2



1



E

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.

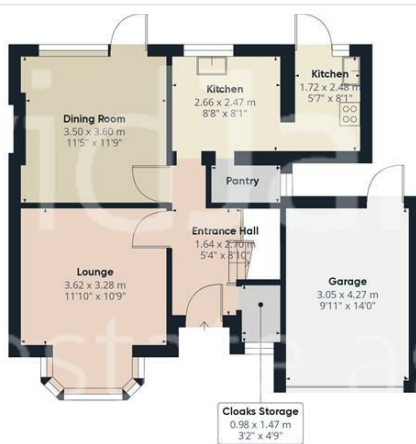
Additional highlights include UPVC double glazing, a loft space with partial boarding and a light for extra storage as well as a gas central heating system powered by a Vaillant boiler (approx 18 months old) which has a Hive smart thermostat, enabling temperature control via an app for ultimate comfort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





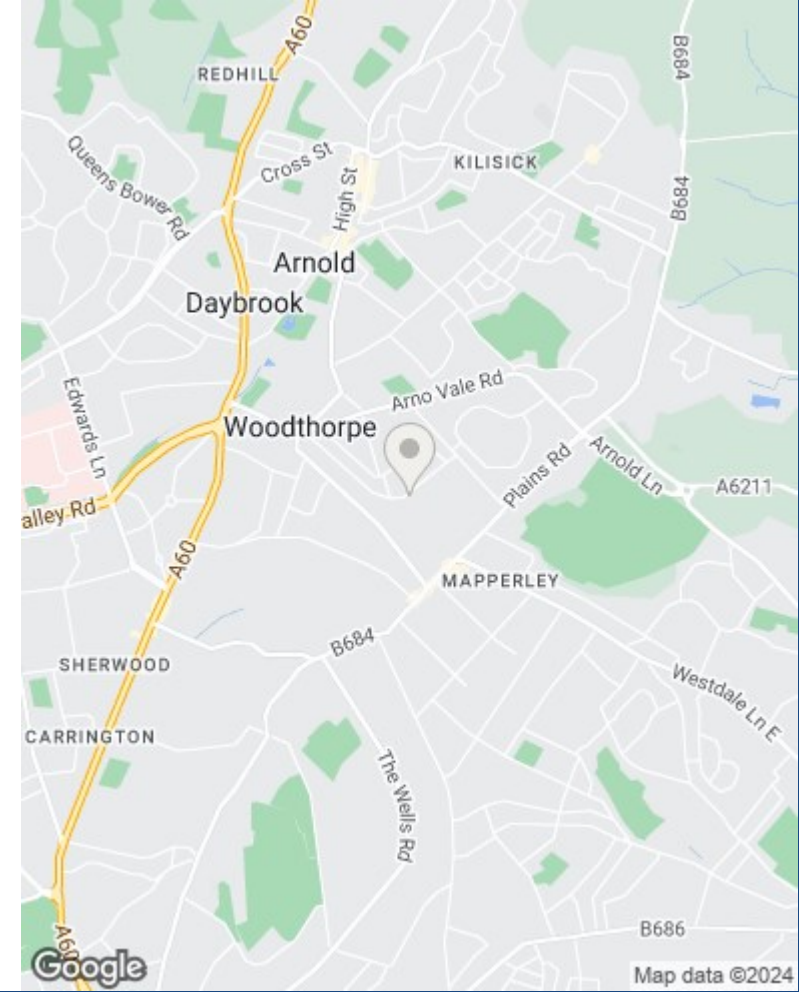


Approximate total area**
121 m²
1302.48 ft²

(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.

GIRAFFE360



These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No person in the employment of David James Estate Agents Ltd has any authority to make any representation whatsoever in relation to the property. All services, together with electrical fittings or fitted appliances have NOT been tested. All the measurements given in the details are approximate. Floor plans are for illustrative purposes only and are not drawn to scale. The position and size of doors, windows, appliances and other features are approximate only. The photographs of this property have been taken with a 10mm wide-angle lens. No responsibility can be accepted for any loss or expense incurred in viewing. If you have a property to sell you may wish to take advantage of our free valuation service. David James Estate Agents have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party company. David James Estate Agents receives the following commission from each third party supplier on a per referral basis: W A Barnes Ltd: £60 including VAT. All Moves UK Ltd: 18% including VAT of the invoice total (£107 including VAT average). MoveWithUs Limited: £188 including VAT (average).

Council Tax Band: D
Gedling Borough Council
Freehold



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

