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**DavidJames**  
the estate agent

**Buckingham Road, Woodthorpe, Nottingham, NG5 4GE**

**Guide Price £450,000**

# About This Property

An immaculately presented three-storey, extended detached family home situated in the highly sought after location of Woodthorpe with excellent amenities only a short distance away! The property boasts a good-sized lounge with a bay window, versatile sitting area with the facilities for a wall mounted TV, stunning dining kitchen with a range of units and a feature centre island, useful utility room and a ground floor WC with access to a cellar providing storage. To the first and second floor there are four bedrooms (including three doubles), family bathroom/WC and an en-suite shower room/WC. Outside, there is a landscaped enclosed rear garden with a generous patio area, lawn and recently installed garden room with power and lighting. There is also a tandem driveway providing off-street parking. Viewing highly recommended!



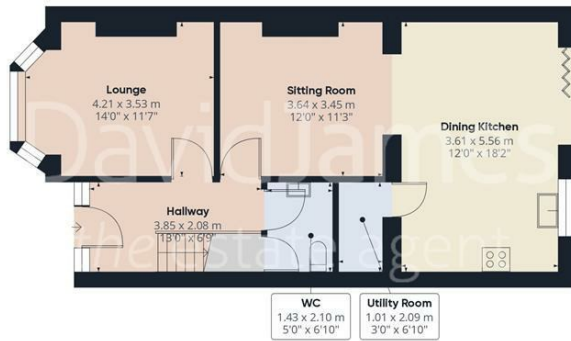
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- An immaculately presented, extended detached house
- Four bedrooms (three as doubles) set over the first and second floors
- Spacious lounge with a bay window
- Versatile sitting area (could act as a dining area depending on personal configuration)
- Stunning dining kitchen with a range of units and a feature centre island
- Utility room & a ground floor WC providing access to a useful cellar
- Stylish family bathroom/WC with a three piece white suite
- Bedroom one benefitting from an en-suite shower room/WC
- UPVC double glazed windows, gas central heating, recently installed garden room with power and lighting
- Landscaped rear garden including patio area and lawn, tandem driveway providing off-street parking for two cars



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Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 0 Building 2



**Approximate total area\***  
144.06 m<sup>2</sup>  
1550.65 ft<sup>2</sup>

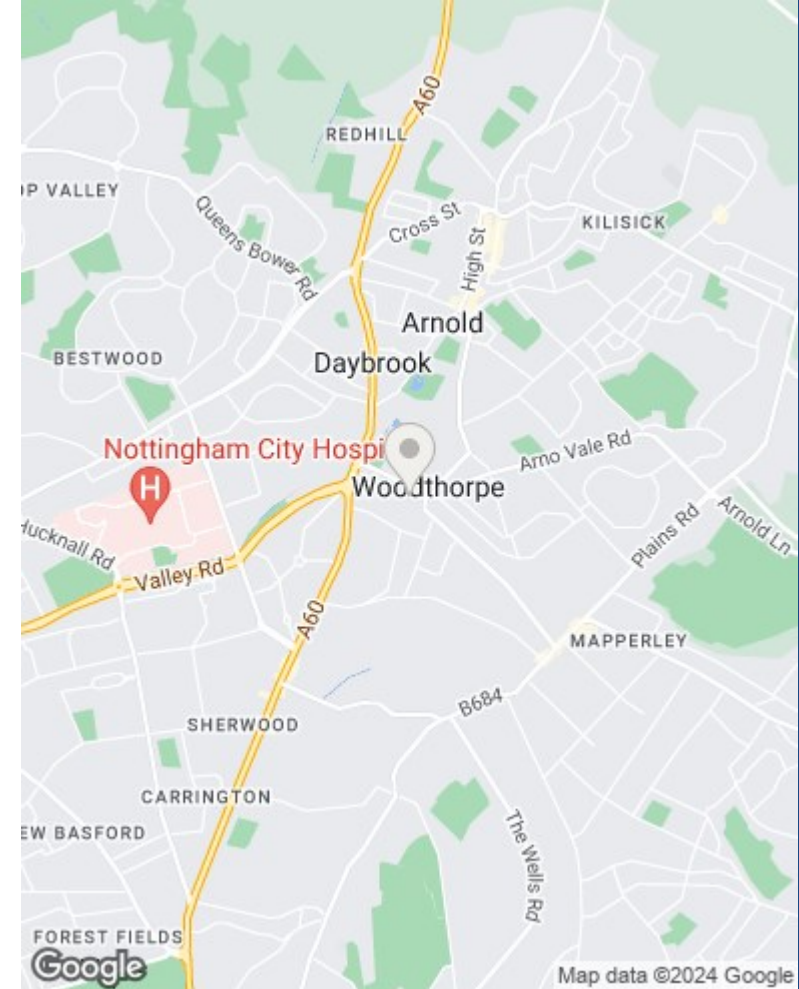
**Reduced headroom**  
1.57 m<sup>2</sup>  
16.9 ft<sup>2</sup>

(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: D**  
**Gedling Borough Council**  
**Freehold**

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