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**DavidJames**  
the estate agent

**Coningsby Road, Woodthorpe, Nottingham, NG5 4LG**

**Guide Price £350,000**

# About This Property

GUIDE PRICE £350,000 - £375,000. Discover a world of opportunity with this traditional detached family home, poised on a corner plot in the highly desirable Woodthorpe! A perfect canvas for those looking to infuse a property with their personal touch, this residence has lots of character and is offered to the market with no upward chain!

The location is exceptional, nestled close to both Mapperley and Arnold's amenities, with a variety of sought-after schools within walking distance. Convenience is further enhanced by nearby bus services to Nottingham City Centre.

Inside, the home boasts an impressive entrance hall complete with a handy cloakroom/store, leading into a spacious lounge highlighted by a charming bow window. A separate dining room provides versatility and views over the garden, while the fitted kitchen, complemented by a rear lobby/utility room and a downstairs WC, adds practicality.

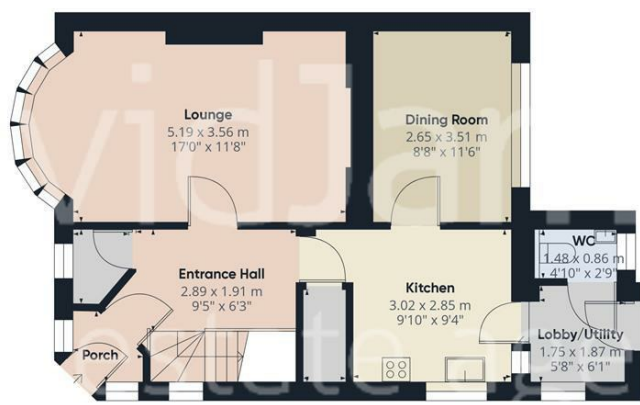
Upstairs, three well-proportioned bedrooms and a bathroom with a three-piece suite, plus a separate WC, accommodate family living.

Outside, the low-maintenance rear garden features an initial patio seating area leading to a newly-laid lawn plus two timber sheds for handy storage. The addition of a garage and driveway accessed via the side of the house completes this appealing property package!

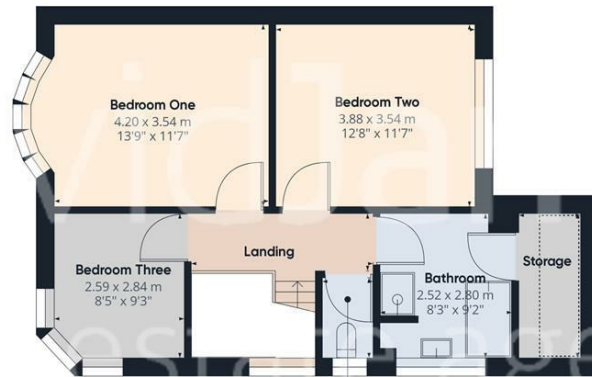
- Traditional detached family home
- Offered to the market with no upward chain
- Lots of potential
- Fantastic corner-plot location in Woodthorpe
- Impressive entrance hall with useful cloaks/store
- Spacious lounge with separate dining room
- Kitchen with adjoining rear lobby/utility and downstairs WC
- Three bedrooms
- Bathroom with three-piece suite and separate WC
- Low-maintenance lawned rear garden, driveway and garage







Floor 0



Floor 1



**Approximate total area\***

112.29 m<sup>2</sup>  
1208.69 ft<sup>2</sup>

**Reduced headroom**

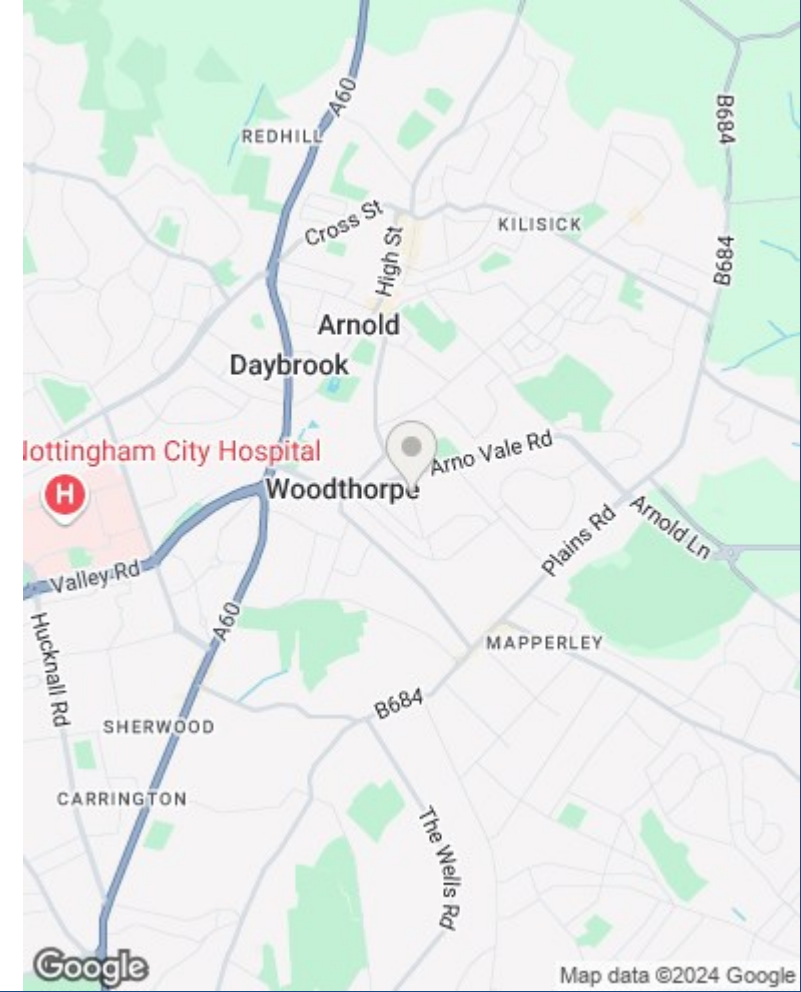
2.25 m<sup>2</sup>  
24.26 ft<sup>2</sup>

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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