



**DavidJames**  
the estate agent

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

**Guide Price £375,000**

# About This Property



**GUIDE PRICE £375,000 - £400,000** This traditional detached family home, offered with no upward chain, occupies a prime corner plot in the highly sought-after area of Woodthorpe and is ideally located for easy access to the amenities of both Mapperley and Arnold, highly-regarded nearby schools and regular bus services to Nottingham City Centre.

Upon arrival, you are welcomed by a gated driveway, providing off-street parking and access to the garage, which is equipped with both power and lighting. The property presents an impressive façade and was rendered in 2023 by ProPERLA with the reassurance of a 10 year guarantee.

The entrance porch leads to a welcoming hallway, featuring the original main entrance door and oak-finish herringbone flooring.

The lounge is bright and spacious, with a feature gas fire and views over the rear garden whilst the separate dining room also features a gas fire and a bow window that fills the room with natural light.

The fitted kitchen includes a range of units and provides access to a rear lobby, which leads to the conservatory, a useful storage area and a downstairs shower room with a three-piece suite. The conservatory offers a wonderful and versatile space that serves as an additional reception area, offering views over the garden and a large radiator for year-round use.

Upstairs, the landing is adorned with a feature stained-glass window and leads to three double bedrooms, all complemented by the bathroom and a separate WC.

The corner plot of the property provides generous, established gardens to the front, side and rear. The main garden at the back of the house provides an oasis to relax and features an initial patio seating area leading to a well-maintained lawn, mature planting, trees and privacy fencing.

This charming home is full of character and situated in a prime residential location, offering scope for modernisation to add your own personal touches. Viewing is absolutely essential!

- Detached family home
- Highly sought after Woodthorpe location with well-regarded nearby schools
- Offered to the market with no upward chain
- Lounge with garden views and a separate dining room with a feature bow window
- Good-sized kitchen with lots of potential
- Versatile large conservatory to the rear
- Downstairs shower room and a first floor bathroom
- Three double bedrooms
- Prime corner plot location provides beautiful established front, side and rear gardens
- Gated driveway and garage to the front







Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area\*  
143.79 m<sup>2</sup>  
1547.74 ft<sup>2</sup>

Reduced headroom  
0.8 m<sup>2</sup>  
8.61 ft<sup>2</sup>

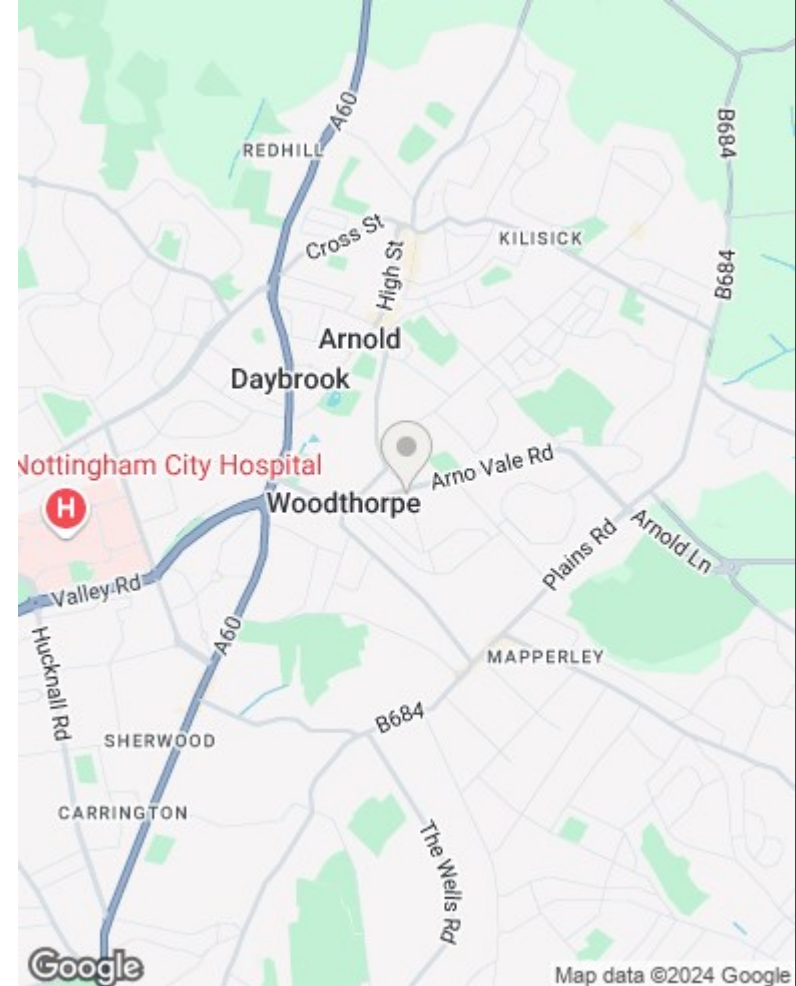
(1) Excluding balconies and terraces

Reduced headroom  
..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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**Council Tax Band: D**  
**Gedling Borough Council**  
**Freehold**

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