



3



3



2



D

DavidJames
the estate agent

Breckhill Road, Woodthorpe, Nottingham, NG5 4GQ

Guide Price £525,000

About This Property

GUIDE PRICE £525,000 - £550,000. This deceptive split-level detached house, located in the desirable area of Woodthorpe, offers fantastic potential and is sold with no upward chain. The property benefits from three generously sized double bedrooms, providing ample space for family living.

Upon entering, the welcoming entrance hall features a blend of timber flooring with a carpet inset, leading to the spacious L-shaped lounge/dining room. This reception area enjoys natural light from windows to two elevations, while the focal point is a cosy gas fire set within a fireplace. The adjoining sun room, with its elevated position, offers lovely views across the rear garden and partial views of the local area.

The kitchen is fitted with a range of units and the bathroom includes a WC, a separate shower cubicle with a mains shower, as well as an additional WC for convenience.

The lower ground floor adds to the property's versatility, featuring a flexible reception space ideal as a home office or additional living area but currently being used as a games room. A large utility room further enhances the practicality of this home whilst there are two cellar areas which could be further converted to accommodation subject to planning consents.

Externally, the property boasts a sizeable driveway leading to a large garage to the lower elevation, ensuring plenty of off-road parking. The rear garden is established and well-maintained, featuring tiered lawns, offering both a peaceful retreat and a great space for family activities.

With gas central heating, UPVC double glazing, and a layout that allows for flexible use of space, this property has the potential to be transformed into the perfect family home.

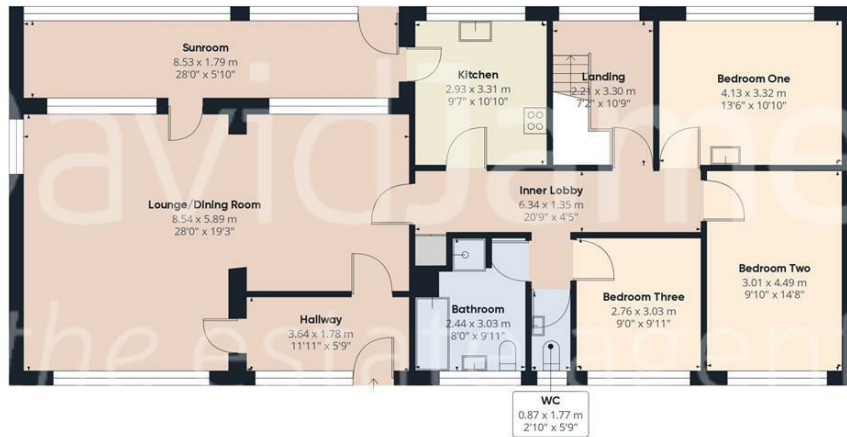


- Deceptive, split level detached house sold with no upward chain
- Entrance hall with timber flooring and carpet inset
- L-shaped lounge/dining room with a gas fire set to a fireplace and windows to two elevations
- Sun room with windows overlooking the rear garden and partial views across the local area
- Kitchen with a range of units, gas central heating, UPVC double glazing
- Bathroom/WC with separate shower cubicle with mains shower, additional separate WC
- Lower ground floor versatile reception space/home office, spacious utility room
- Ample driveway and large garage to the rear of the property provide off road parking
- Established and good sized tiered and lawned rear garden
- Fantastic potential with versatile space which could be designed for the family environment





Floor 0



Floor 1



Approximate total area*
270.16 m²
2907.98 ft²

Reduced headroom
0.53 m²
5.7 ft²

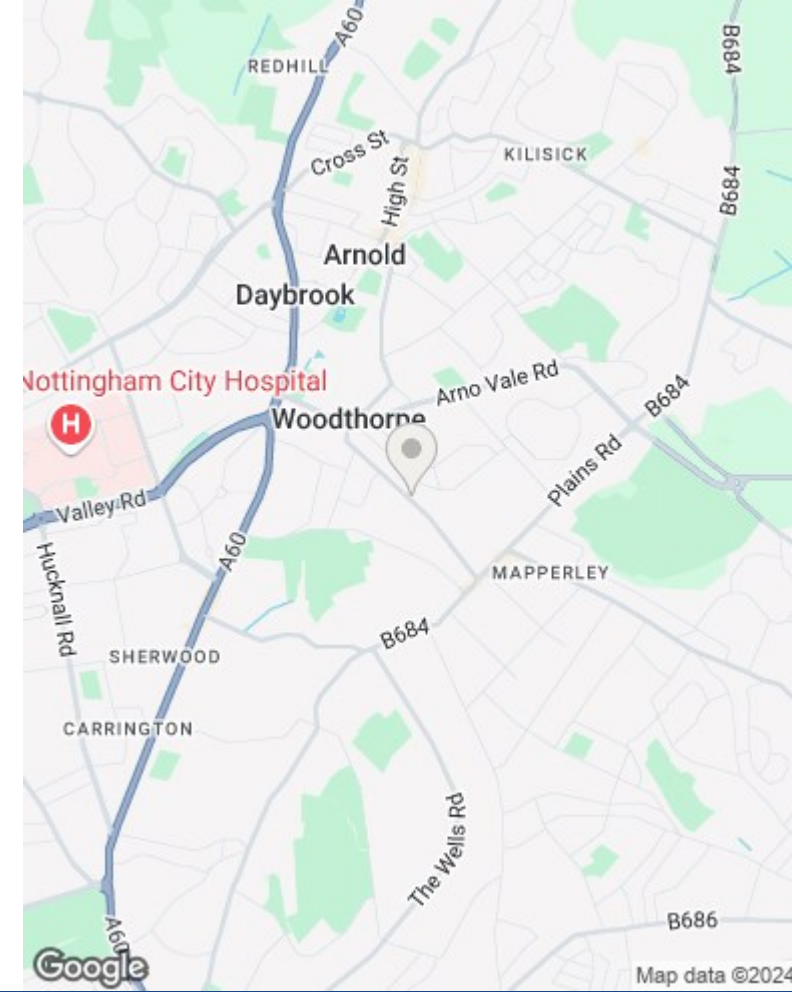
(1) Excluding balconies and terraces

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.

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: E
Gedling Borough Council
Freehold

DavidJames
the estate agent

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

