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DavidJames
the estate agent

Grafton Avenue, Woodthorpe, Nottingham, NG5 4GD

Guide Price £270,000

About This Property

This fantastic semi-detached family home is ideally located at the end of a sought-after cul-de-sac in the ever popular Woodthorpe and offers easy access to excellent local schools, frequent bus services and the many amenities of the nearby Mapperley!

Upon entering, the hallway leads into the dining room, which provides ample space for a family dining table and chairs with pleasant views of the garden. The dining room is open to the lounge, featuring a large walk-in box window that allows natural light to flood the room.

The modern kitchen is a true highlight of the ground floor, featuring a generous range of fitted units and integrated appliances. These include an electric double oven, gas hob with extractor, dishwasher, washing machine, tumble dryer and a fridge and freezer. There is also access to the rear garden and a useful downstairs storage cupboard for extra convenience.

Upstairs, the first floor consists of three bedrooms, all serviced by a well-appointed bathroom. The bathroom is fitted with a three-piece suite, including a bath with a twin-head shower over, vanity storage and a WC.

The southerly-facing rear garden is fully enclosed, offering privacy and a perfect space for outdoor activities. It features a patio area, ideal for outdoor furniture, leading onto a lawn surrounded by mature trees and planting. A useful garden shed provides additional storage space.

This property offers an ideal family setting with well-proportioned living spaces, modern features and a great location. Viewing is highly recommended to fully appreciate what this home has to offer!



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- Semi-detached family home
- Tucked away at the end of a sought-after cul-de-sac
- Popular Woodthorpe location close to schools, bus services and Mapperley's amenities
- Lounge with a feature walk-in box window
- Adjoining dining room with garden views
- Superb modern kitchen with integrated appliances
- Three first floor bedrooms
- Modern family bathroom with a twin-head overbath shower
- UPVC double glazed windows and gas central heating
- Southerly-facing lawned rear garden



David James

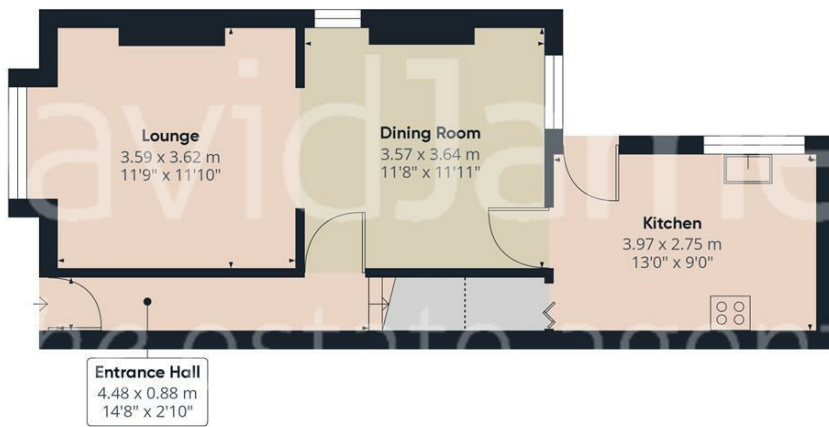


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Floor 0



Floor 1



Approximate total area*
85.63 m²
921.71 ft²

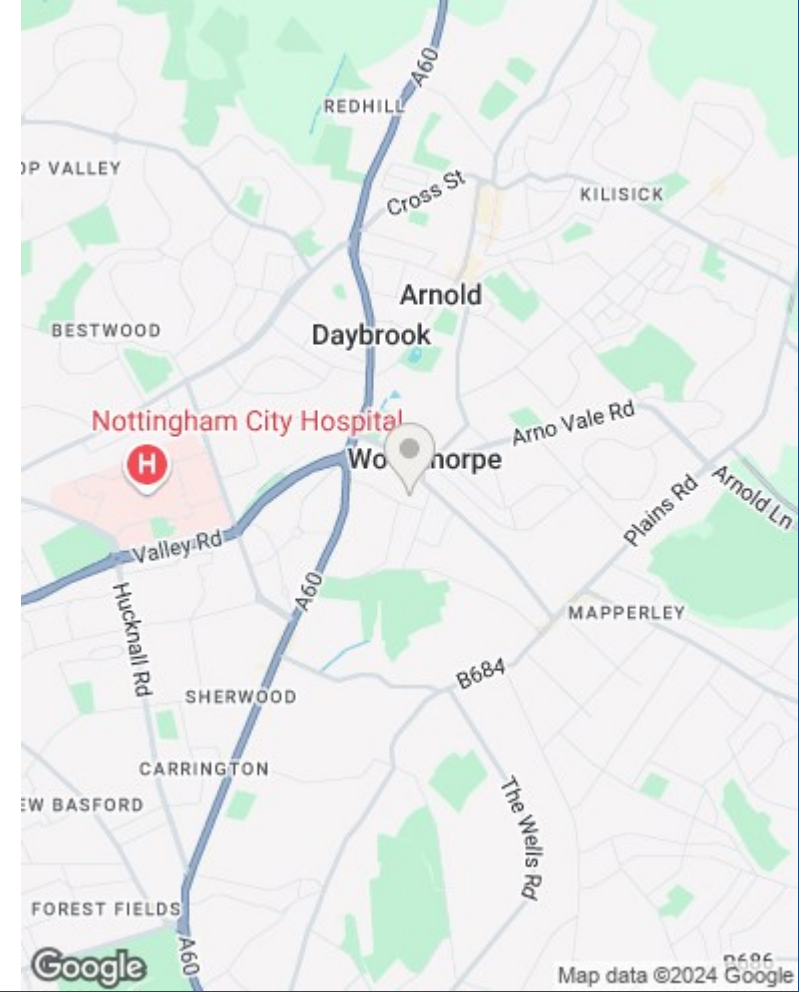
(1) Excluding balconies and terraces

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.

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Council Tax Band: B
Gedling Borough Council
Freehold

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