



**DavidJames**  
the estate agent

**Cowper Road, Woodthorpe, Nottingham, NG5 4FZ**

**Guide Price £300,000**

# About This Property

This traditional semi-detached home is situated in the highly sought-after area of Woodthorpe and available to purchase now! With easy access to popular local schools, frequent bus services to Nottingham City Centre and Mapperley's array of shopping amenities, restaurants and bars - this property is ideally located for family living and a convenient lifestyle!

Upon entering, you are welcomed by a bright and inviting entrance hall that leads into the spacious open-plan living area, the true heart of the home. The lounge features a gas fire within a decorative surround, while the dining area benefits from French doors opening onto the rear garden. The well-equipped kitchen includes a range of units and integrated appliances, such as a recently installed induction hob with a downdraft extractor, oven and microwave.

A useful side storeroom off the kitchen provides additional space for laundry appliances and white goods, making it a versatile area that could be used as a utility room.

Upstairs, the property offers three generously sized bedrooms, all serviced by a modern family bathroom with a three-piece suite, mains pressure shower over the bath and a heated towel radiator. The house also benefits from UPVC double glazing, gas central heating with a back boiler and a loft with a fitted ladder and partial boarding for storage.

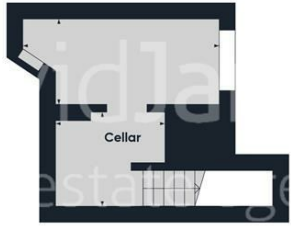
The large rear garden provides an initial patio seating area, perfect for outdoor furniture, which leads to a well-kept lawn and gravelled paths. Ideal for family living and entertaining, this property offers a great balance of indoor and outdoor space.

A fantastic opportunity to own a family home in a desirable location!

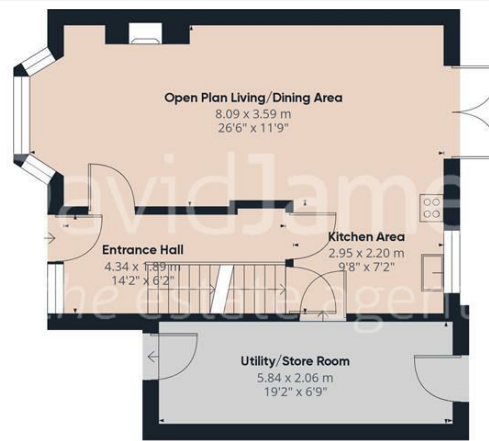
- Traditional semi-detached family home
- Within easy reach of sought-after local schools and frequent bus services to the City Centre
- A short distance from Mapperley's popular shops, restaurants and bars
- Initial welcoming entrance hall
- Bright and spacious open plan lounge/dining/kitchen area
- Fitted kitchen with a range of integrated appliances and a separate utility/store room
- Three first floor bedrooms
- Modern family bathroom with a three-piece white suite and towel radiator
- Generous lawned rear garden with an initial large patio area
- Highly sought after residential location







Floor -1



Floor 0



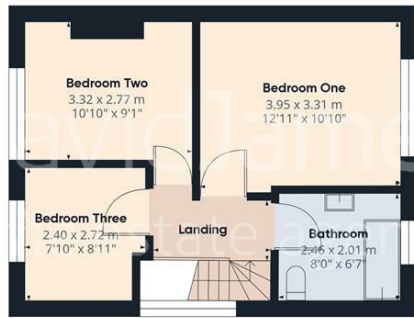
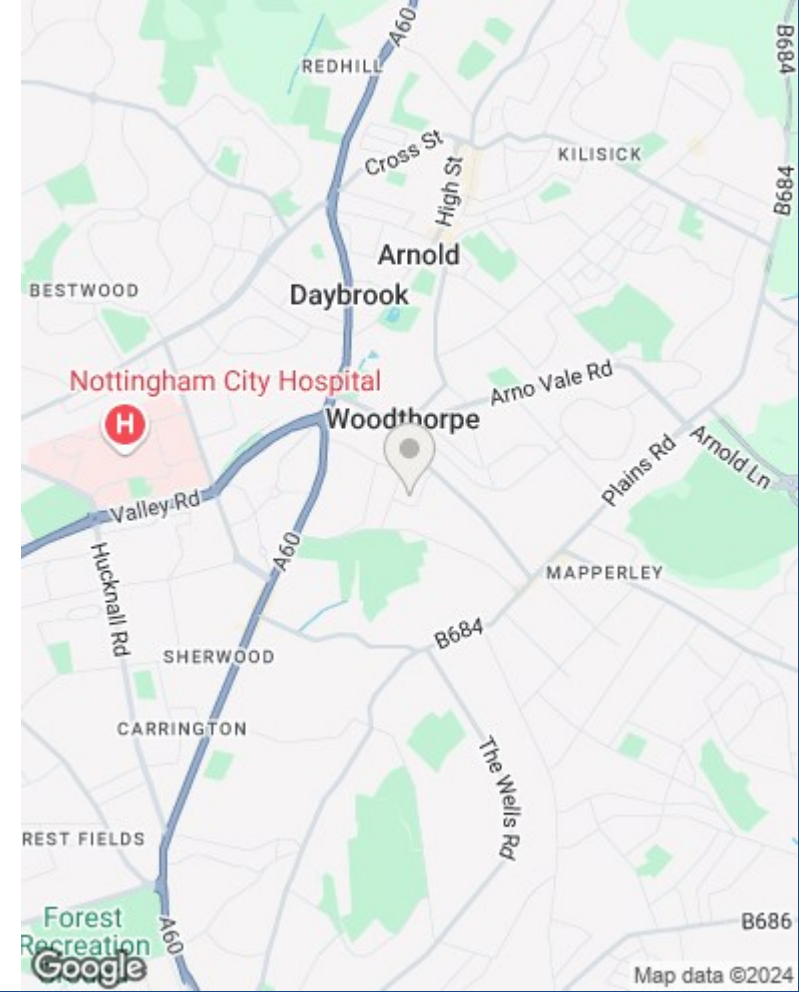
Approximate total area<sup>(1)</sup>  
100.55 m<sup>2</sup>  
1082.31 ft<sup>2</sup>

(1) Excluding balconies and terraces

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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Floor 1

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

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