



DavidJames
the estate agent

Whitby Crescent, Woodthorpe, Nottingham, NG5 4LY

Guide Price £375,000

About This Property

GUIDE PRICE £375,000 - £400,000 Positioned in a sought-after residential area, this well presented three-bedroom detached home is neutrally decorated throughout and ready to move into with no upward chain!

The frontage consists of a block-paved driveway and landscaped front garden leading to a covered entrance porch and garage. The welcoming and neutrally decorated entrance hall sets the tone for the property and gives access to a spacious L-shaped lounge complete with feature gas fire and a separate adjoining dining area. French doors link the dining space to a delightful conservatory with lovely views over the rear garden.

The dining kitchen features warm oak-effect units, a marble-effect worktop and a variety of integrated appliances include an induction hob, double oven, dishwasher, fridge-freezer and washing machine. There's ample space for a cosy dining table and chairs, perfect for casual meals. A large picture window above the sink frames lovely views of the rear garden, while a side door offers direct access to the outdoor areas.

A downstairs WC concludes the accommodation on the ground floor

Upstairs, the first-floor landing leads to three well-proportioned bedrooms, all tastefully decorated and ready to move into. The modern family shower room is finished to a high standard with a large walk-in shower and chrome feature shower-head.

The landscaped rear garden is a true highlight of this property, offering an initial patio area with winding steps that lead up to a spacious, elevated lawn, bordered by mature trees and flowerbeds. Additional seating areas are thoughtfully placed at the rear of the garden, creating additional spots for outdoor relaxation and entertaining. The rear garden also benefits from a convenient garden shed for storage.

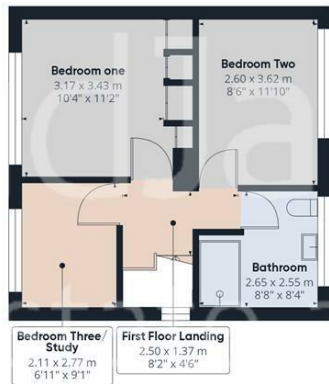


- Well-presented detached home in sought-after residential area
- Three first floor bedrooms
- Two reception rooms (including a spacious L-shaped lounge and a dining room)
- Conservatory with French doors and views of the landscaped garden
- Well-appointed dining kitchen with integrated modern appliances
- Modern family shower room with walk-in shower plus a downstairs cloaks/WC
- Mature landscaped rear garden with patio and raised lawn area with a variety of planting and established trees
- Garage and private block-paved driveway
- Neutral decor and recently recarpeted throughout
- Ideal location for excellent local amenities, schools and public transport links





Floor 0



Floor 1



Approximate total area*
96.25 m²
1094.02 ft²

Reduced headroom
0.4 m²
45.96 ft²

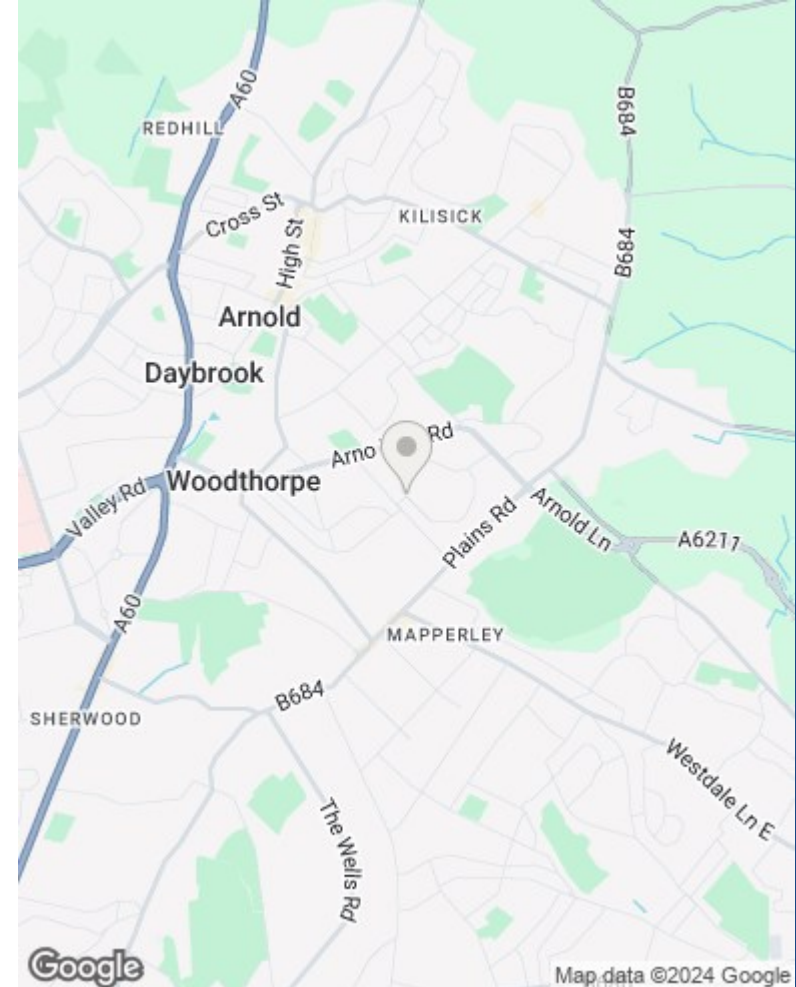
(1) Excluding balconies and terraces

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: D
Gedling Borough Council
Freehold

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