



65 Breckhill Road, Woodthorpe – NG5 4GQ

Guide Price **£475,000**

DavidJames
the estate agent



65 Breckhill Road

Woodthorpe, Nottingham

GUIDE PRICE £475,000 – £500,000 Welcome to this substantial and extended five-bedroom detached home located in the highly sought-after Woodthorpe and with incredible views of the expansive rear garden and surrounding countryside. Offered with no upward chain, this property is ideal for a family seeking ample living space for both everyday life and entertaining. Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Substantial detached family home with no upward chain
- Huge potential to personalise
- Located close to excellent shops and restaurants, schools and public transport links
- Two spacious reception rooms
- Kitchen with an adjoining dining space
- Five double bedrooms (complemented by an en-suite and family bathroom)
- Versatile loft space with skylights
- Decked balcony terrace with patio doors offering incredible garden views
- Beautiful and established lawned rear garden
- Sweeping driveway and garage provide multi-vehicle parking









Floor 0



Floor 1



Floor 2



Approximate total area⁽¹⁾

200.34 m²

2156.44 ft²

Reduced headroom

6.4 m²

68.89 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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David James Estate Agents

David James Estate Agents, 45B Plains Road – NG3 5JU

0115 962 4213 • mapperley@david-james.com • www.david-james.com

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