



## 2 Whitby Crescent, Woodthorpe – NG5 4LY

Guide Price £375,000

DavidJames  
the estate agent





## 2 Whitby Crescent

Woodthorpe, Nottingham

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Well-presented detached home in sought-after residential area
- 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 0**

**Approximate total area<sup>(1)</sup>**

96.25 m<sup>2</sup>  
1094.02 ft<sup>2</sup>

**Reduced headroom**

0.4 m<sup>2</sup>  
45.96 ft<sup>2</sup>



**Floor 1**

(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**





## David James Estate Agents

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