



**122a Wensley Road, Woodthorpe – NG5 4JU**

Guide Price **£425,000 – £450,000**

**DavidJames**  
the estate agent





## 122a Wensley Road

Woodthorpe, Nottingham

GUIDE PRICE £425,000–£450,000 Exceptional 3 bedroom split-level detached home with beautiful gardens, contemporary interiors, ample parking and a versatile layout. Viewing is absolutely essential!

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Generous and well-presented 3 bedroom home on a generous wrap-around plot
- Sought-after Woodthorpe location in a tranquil and convenient location
- Close to Mapperley's excellent nearby amenities
- Versatile layout ideal for families, professionals or those seeking predominantly single-storey living
- Bright and spacious lounge with a contemporary wood-burning stove and garden views
- Stylish dining kitchen with dual-aspect windows and a range of integrated appliances
- Sleek modern shower room with a large walk-in shower enclosure
- Unique spiral staircase leading to a versatile lower ground floor bedroom three/reception room
- Extensive, mature and southerly facing landscaped gardens with multiple seating areas and open lawns
- Private driveway, carport and two garages













Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



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

129.3 m<sup>2</sup>

1392 ft<sup>2</sup>

Reduced headroom

1.5 m<sup>2</sup>

16 ft<sup>2</sup>

(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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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## David James Estate Agents

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