



15 Abingdon Gardens, Woodthorpe – NG5 4NP

Guide Price £375,000 – £400,000

DavidJames
the estate agent



15 Abingdon Gardens

Woodthorpe, Nottingham

GUIDE PRICE £375,000 - £400,000 Well-presented detached home close to excellent amenities and schools! Bright lounge, superb dining kitchen, 4 beds and bathroom plus a superb garden, drive and garage!

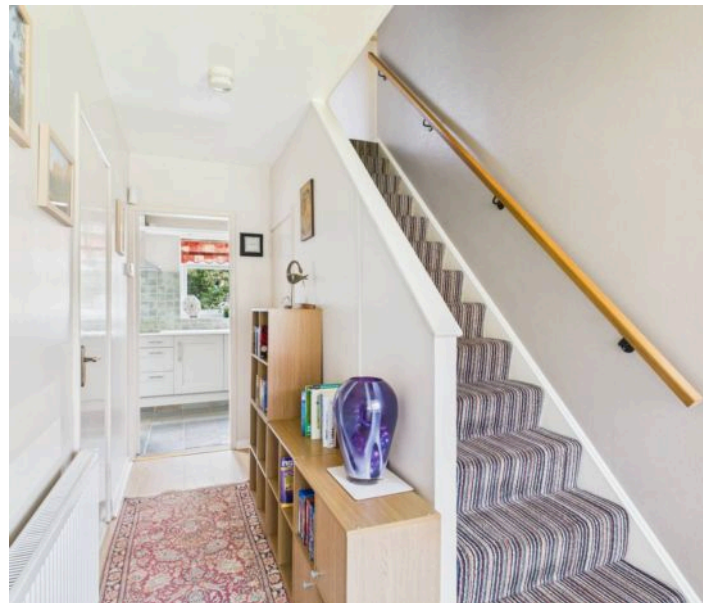
Council Tax band: E

Tenure: Freehold

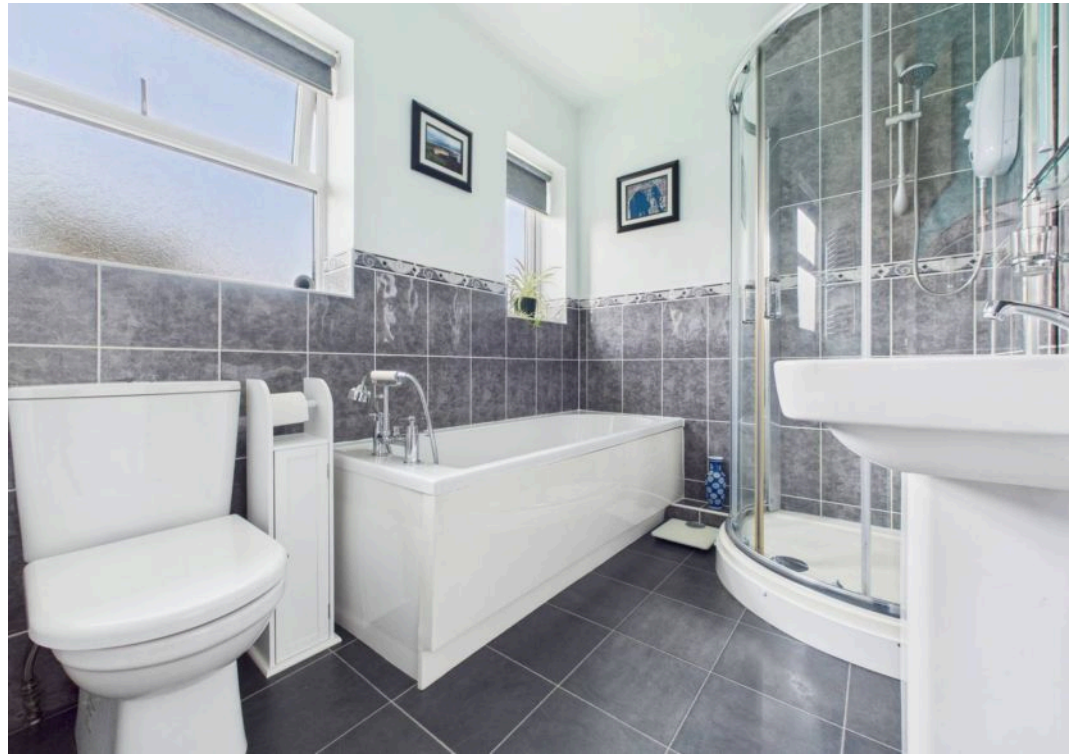
EPC Energy Efficiency Rating: C

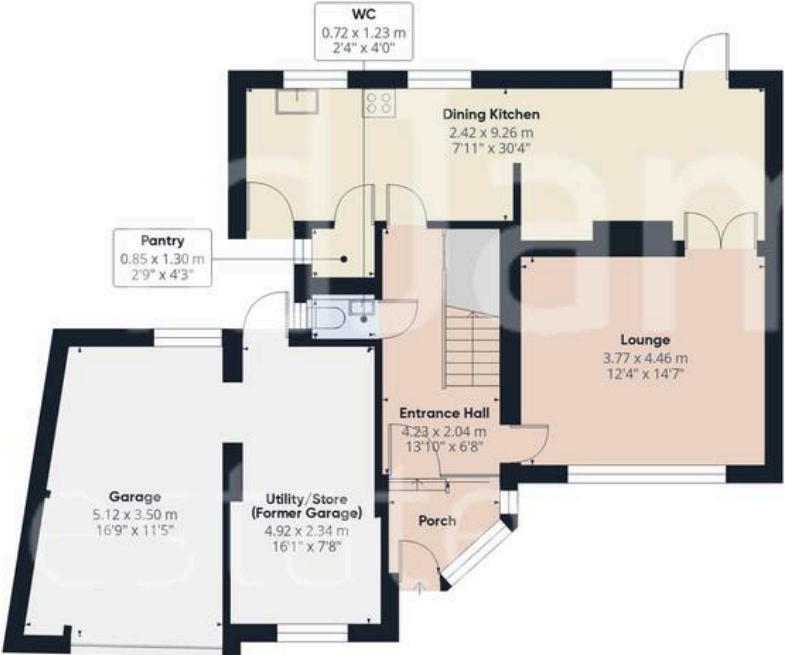
EPC Environmental Impact Rating: D

- Detached family home
- Highly sought after location close to popular local schools and Mapperley's vibrant amenities
- Initial welcoming hallway with a porch and convenient downstairs WC
- Bright and welcoming lounge with a feature electric fire
- Beautiful modern kitchen with a range of integrated appliances and an adjoining dining room
- Four well-proportioned first floor bedrooms
- Family bathroom with a four-piece suite (including a separate shower cubicle)
- Combi gas central heating and PV solar panels
- Superb established rear garden with lawn, mature planting and a feature patio seating area
- Multi-vehicle driveway, garage with EV charging point









Floor 0

Approximate total area⁽¹⁾

141.1 m²

1519 ft²



Floor 1

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



David James Estate Agents

98-100 Front Street, Arnold - NG5 7EJ

0115 955 5550 • arnold@david-james.com • www.david-james.com

These particulars are produced in good faith and are set out as a general guide only. Measurements are approximate and floor plans are for illustrative purposes only. Services have not been tested. We have established professional relationships with third-party suppliers for the provision of services to Clients, details of which can be found on the property listing page on our website.