

17 Knighton Road, Woodthorpe - NG5 4FL Guide Price £600,000 - £650,000









## 17 Knighton Road

Woodthorpe, Nottingham

GUIDE PRICE £600,000-£650,000 Superb, extended and detached 4 bed home offering contemporary living in the highly sought after Woodthorpe! Stylish interiors, multi-vehicle parking and a large garden!

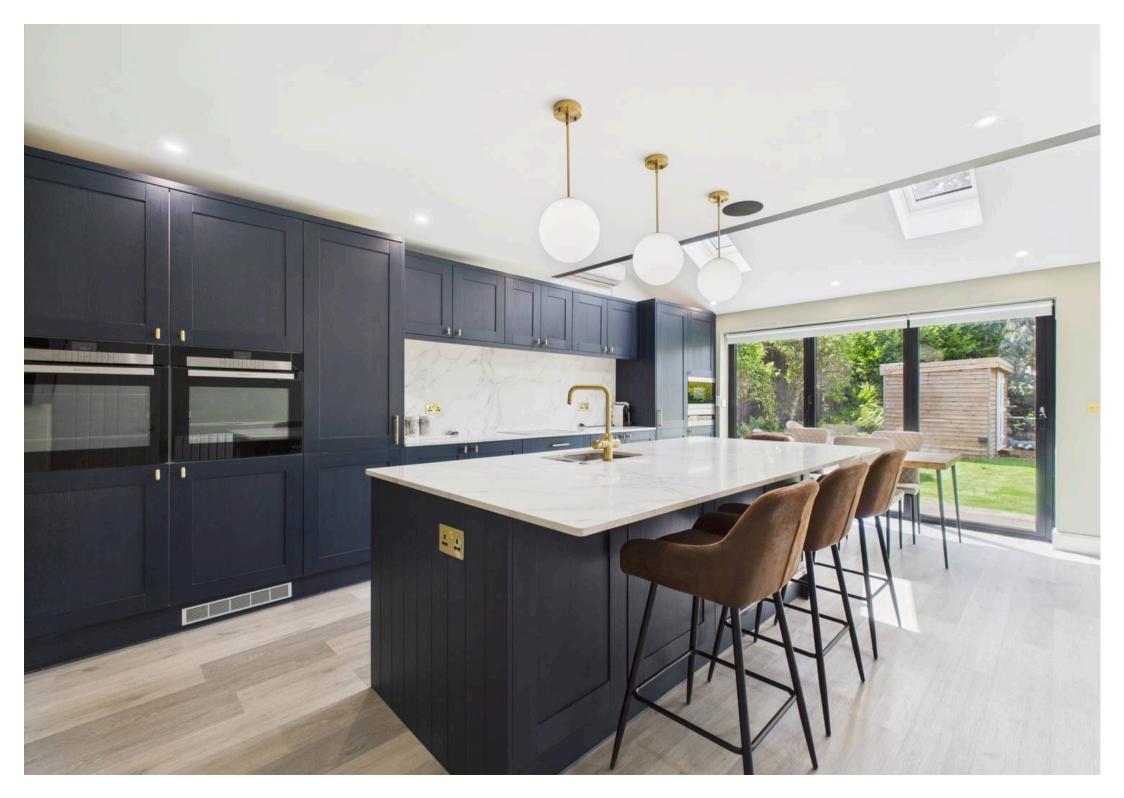
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Stunning, extended and detached family home
- Ideally positioned for access to both Mapperley and Sherwood's vibrant nearby amenities, schools and bus services
- Within easy reach of the Ring Road and Nottingham City Hospital
- Beautiful open plan dining kitchen with a feature central island, bi-fold doors, air conditioning and a separate utility room
- Welcoming lounge with a feature decorative fireplace and bay window
- Separate versatile sitting room/ground floor bedroom with an adjoining en-suite shower room
- Four generous first floor double bedrooms (plus two stylish en-suites and main bedroom walk-in wardrobe)
- Contemporary family bathroom with a threepiece white suite
- Generous and enclosed rear garden with patio seating space, artificial lawn and a detached cabin outbuilding













Floor 0





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

173.1 m<sup>2</sup> 1861 ft<sup>2</sup>

(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**

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

0115 962 4213 • mapperley@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.