



21 Wadham Road, Woodthorpe – NG5 4JB

Guide Price £375,000

DavidJames
the estate agent



21 Wadham Road

Woodthorpe, Nottingham

Spacious 4-bed detached home on peaceful tree-lined street. Period charm, established garden, driveway & garage plus modern upgrades. Ideally positioned for Arnold, Sherwood and Mapperley's amenities!

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Traditional detached family home with character features
- Popular Woodthorpe location close to a wide range of local amenities, schools and public transport links
- Improvements under current ownership include uPVC double glazing and electrical rewiring
- Spacious bay-fronted dining room ideal for entertaining or family dining
- Cosy rear lounge with fireplace and French doors opening to established garden
- Kitchen with space for freestanding appliances
- Four generously sized bedrooms with high ceilings and large windows
- First floor bathroom and separate WC for family convenience
- Rear garden featuring stone steps, elevated lawn with mature trees and established planting
- Driveway providing parking and access to the garage







Floor 0

Approximate total area⁽¹⁾

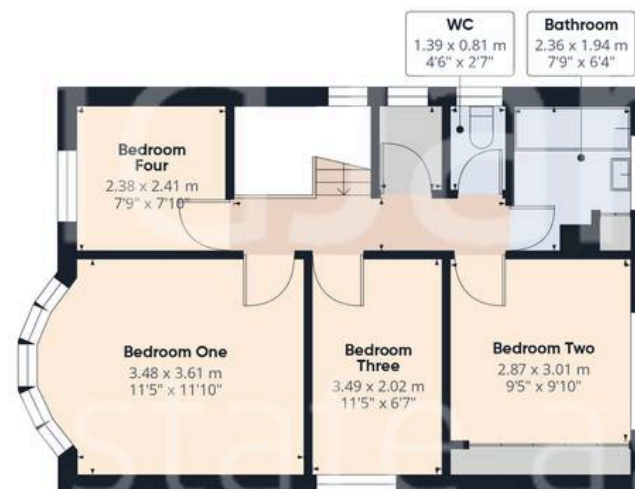
110.6 m²

1192 ft²

Reduced headroom

1 m²

11 ft²



Floor 1

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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

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