



1 Park Road, Woodthorpe, NG5 4HR

Price Guide £600,000

 4  3  2  D

Marriotts



1 Park Road Woodthorpe, NG5 4HR

- Four bedrooms (2 en-suite)
- Large breakfast kitchen
- Extensive landscape gardens
- Centrally heated conservatory
- Hall with sep. dining area
- Three bay cellar

*** PRICE GUIDE £600,000 - £625,000 *** VERY IMPRESSIVE!! A lovely detached family home in a cul-de-sac position just off Thackerays Lane. Four bedrooms, two en-suite's, large living room and breakfast kitchen with separate dining area, conservatory with utility area, three bay cellar, 1/4 acre plot, two garages and ample parking!

Price Guide £600,000



Overview

Located in the ever popular area of Woodthorpe, Nottingham, this traditional detached family home on Park Road offers a splendid blend of space, comfort, and convenience. Spanning an impressive 2,260 square feet, this property boasts four well-proportioned bedrooms and three bathrooms (two en-suite), making it an ideal choice for families seeking room to grow.

As you enter, you are greeted by a spacious reception hall that leads to a delightful dining area, perfect for entertaining guests or enjoying family meals. The full-length living room is a great space, complete with a striking brick open grate fire, creating a warm and inviting atmosphere. The breakfast kitchen is a great size and has a wide range of integrated appliances including fridge freezer and dishwasher. Additionally, the fully-glazed and centrally heated conservatory also has a utility area with cupboards, worktop and plumbing for a washing machine. The three bay basement also provides additional space for a variety of uses.

Set on a generous quarter of an acre and backing on to a local park, the beautifully maintained gardens provide a serene outdoor space, complete with a vegetable plot for those with a green thumb. The property also offers ample parking and garaging for several vehicles, ensuring convenience for family and visitors alike.

Situated in a lovely cul-de-sac just off Thackerays Lane, this home benefits from excellent transport links, with bus routes and main roads nearby, including the A60 which leads directly in to the city centre. City Hospital is also just a couple of minutes drive away. Additionally, reputable local schools are within easy reach, making it a prime location for families.

This property is not just a house; it is a home filled with potential and charm, waiting for the right family to make it their own. Don't miss the opportunity to view this exceptional residence in a sought-after area.

Entrance Hall

With composite front entrance door, traditional style radiator and dog-leg staircase leading to the first floor. Large opening through to the adjoining dining area and doors to the living room, kitchen and downstairs toilet.



Downstairs Toilet

Consisting of a concealed cistern dual flush toilet with vanity surround, granite effect worktop and wash basin with vanity-based cupboards. Tiled floor and LED downlight.

Dining Area

Located off the main hall with a radiator and UPVC double glazed front and side windows.

Living Room

With a feature central brick fireplace and surround with open grate fire and quarry tiled hearth. UPVC double-glazed bay window to the front, three radiators, two large decorative ceiling beams, two wall light points and double glazed sliding patio door leading out to a rear covered seating area.

Breakfast Kitchen

The kitchen area has a wide range of units finished in cream gloss, with granite effect worktops, inset one-and-a-half bowl stainless steel sink unit and drainer, concealed work surface downlighting and tiled splashbacks. Appliances consist of an integrated Neff electric oven, separate combination microwave oven, integrated fridge freezer, dishwasher and a Neff four-ring induction hob. Ceiling downlights, tile floor radiator and UPVC double-glazed window overlooking the rear garden.

Breakfast Area

With matching low-level cupboards, UPVC double-glazed rear window, UPVC double-glazed window and door to the side leading to the conservatory and door and stairs leading down to the cellar.

Conservatory

Being UPVC double-glazed and with a fully glazed roof, radiator and sliding patio door to the side. There is a utility area which has base unit to match the kitchen, with one and a half bowl stainless steel sink unit and drainer, plumbing for a washing machine, worktop, and door leading to the front.

Cellar

At the top of the stairs is the wall-mounted Vaillant combination gas boiler. Steps lead down to the main lobby area with doors off and also has the RCD boards, electric smart meter and lighting. Doors lead to two separate rooms with light and power, one of which has a door leading to an additional storeroom, also with light and power.

First Floor Landing

UPVC double-glazed window on the half landing and loft hatch with ladder leading into a partly boarded roof space with light. Separate toilet with radiator and UPVC double-glazed side window.

Bedroom 1

A range of high quality modern built-in wardrobes and drawers with internal LED downlighting and soft closed doors. Two UPVC double-glazed front windows, points for a wall-mounted TV and a radiator.

En-suite

Consisting of a large walk-in part-folding green shower enclosure, with lovely marble effect aqua boarding and electronic chrome mains shower. Concealed dual flush toilet, large floating wash basin with vanity drawers, anthracite ladder towel rail and a recessed illuminated bathroom cabinet.

Bedroom 2

Two UPVC double-glazed rear windows, radiator and two wall light points.

En-suite

With fully tiled walls and floor, the suite consists of a recessed cubicle with electric shower, wash basin with vanity base cupboards and a concealed cistern dual flush toilet. Ladder towel rail, ceiling downlights and an electric shaver point.

Bedroom 3

UPVC double-glazed rear window and radiator.

Bedroom 4

UPVC double-glazed front window and radiator,







Bathroom

With a tiled floor, the suite consists of a recessed tiled shower cubicle with chrome main shower, large oval-shaped bath with a shower mixer and a matching tiled surround and Corian wash basin and surround with vanity cupboards. Ladder towel rail, radiator, double airing cupboard housing the hot water cylinder, LED downlights, extractor fan and UPVC double-glazed rear window.

Outside

To the front of the property is an ample horseshoe shaped in and out driveway providing parking for several vehicles, with up and over door to the adjoining garage, in-turn leading through to a rear potting/store room. There is also a large 6.63m 3.01m detached timber framed garage with rear door to the patio. The large patio has wrought iron balustrading leading to a further seating area overlooking the gardens and eventually to a recessed covered seating area accessed from the living room. Steps then lead down on to the main lawn which is well tendered, with shaped and established borders, a variety of mature and mainly evergreen trees. From the rear of the house, wide sweeping steps also lead down to the garden, with pathway to a timber bandstand style gazebo, and stepped access to the rear boundary. There is also a large vegetable plot located to one side of the garden.

Material Information

TENURE: Freehold

COUNCIL TAX: Nottinghamshire & Gedling - Band F

PROPERTY CONSTRUCTION: solid brick

ANY RIGHTS OF WAY AFFECTING PROPERTY: no

CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: no

FLOOD RISK: very low

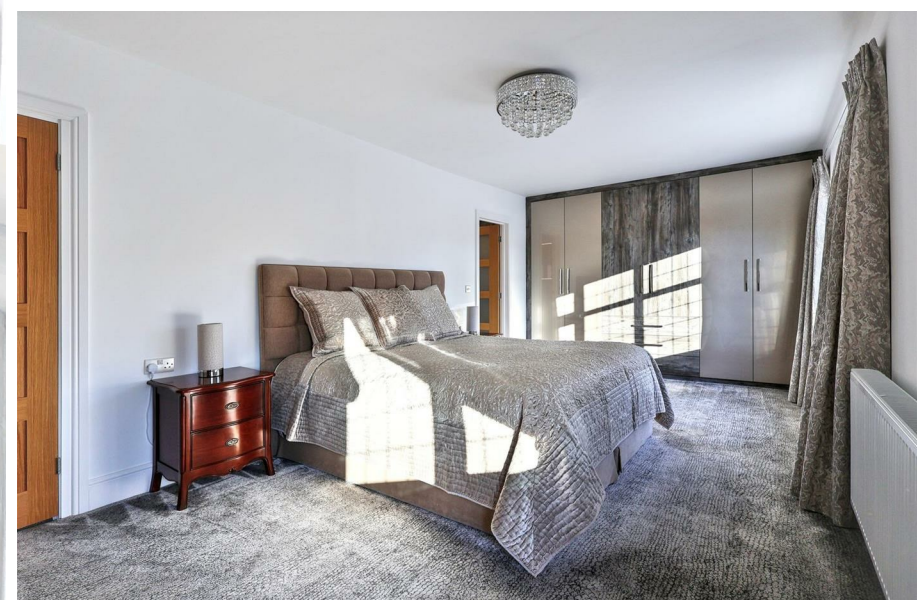
ASBESTOS PRESENT: n/k

ANY KNOWN EXTERNAL FACTORS: n/k

LOCATION OF BOILER: top of basement steps

UTILITIES - mains gas, electric, water and sewerage.

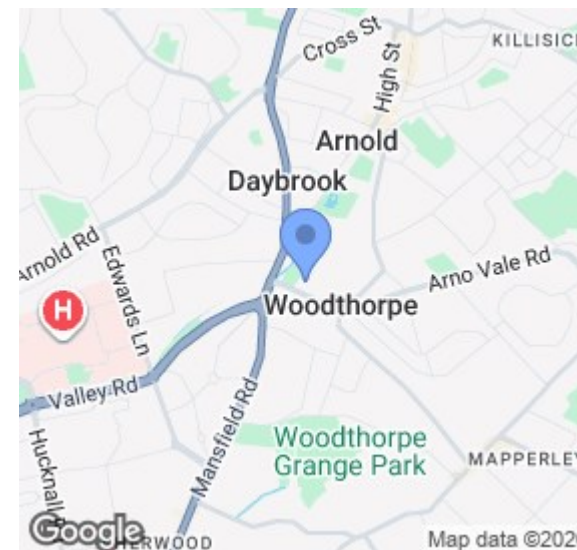
MAINS GAS PROVIDER:







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



Please contact us on **0115 953 6644** should you wish to arrange to view this property or if you require any further information.

1. We believe these particulars, including the text, photographs and floorplans to be accurate. They are for general guidance only and do not constitute any part of an offer or contract. Measurements are approximate. The property's services, appliances, heating installations, plumbing and electrical systems have not been tested and intending purchasers are advised to make their own independent enquiries and inspections.
2. No person in the employment of Marriotts has the authority to make or give any representation or warranty in respect of the property, and they assume no responsibility for any statement made in these particulars.
3. No responsibility can be accepted for any expense or loss incurred before, during or after a property viewing arranged by Marriotts.
4. Money Laundering - Marriotts are required by law to ask any prospective purchaser proceeding with a purchase to provide us with verification of identification and proof of address. We are also required to obtain proof of funds and provide evidence of where the funds originated from.
5. Third-party referral arrangements - with the intent to assist our clients with their move we have established professional relationships with trusted suppliers. Where Marriotts refer a client we receive a referral commission in some instances: MAB - £300. TG Surveyors - £75 (Inc Vat).

41 Plains Road, Mapperley, Nottingham, NG3 5JU
0115 953 6644
sales@marriotts.net

www.*Marriotts*.net

