



2a Park Road, Woodthorpe

£375,000 – £400,000 Freehold

Detached Bungalow • Two Double Bedrooms • Spacious Living Room With Log-Burner • Modern Fitted Kitchen Featuring Integrated Appliances • Four-Piece Bathroom Suite • Low Maintenance Garden • Versatile & Spacious Garden Room • Gated Driveway • Sought-After Location • Must Be Viewed



GUIDE PRICE: £375,000 – £400,000

DETACHED BUNGALOW IN SOUGHT-AFTER LOCATION...

Situated in the highly sought-after area of Woodthorpe, this beautifully presented detached bungalow offers spacious and versatile accommodation, making it an ideal purchase for a range of buyers looking for single-storey living without compromising on space or style. Benefitting from a generous plot, the property is impeccably maintained throughout and enjoys excellent access to local amenities, transport links and nearby green spaces. The accommodation comprises a welcoming entrance hall, a bright and spacious living room centred around an attractive feature fireplace with a wood-burning stove, and a contemporary open-plan kitchen diner fitted with stylish shaker-style units, quartz worktops and a range of integrated appliances, with French doors opening onto the garden. There are two well-proportioned double bedrooms serviced by a modern four-piece bathroom suite, while a substantial detached garden room provides a versatile additional space, ideal for use as a home office, gym, studio or hobby room. Externally, the property continues to impress with an attractive, low-maintenance frontage featuring a block-paved driveway providing ample off-road parking. To the rear is a private enclosed garden designed for easy upkeep, offering a combination of patio seating areas, artificial lawn, established planting and mature borders, creating the perfect setting for relaxing and entertaining during the warmer months. Offering a superb blend of character features and modern finishes in a desirable residential location, this move-in-ready bungalow presents a fantastic opportunity for buyers seeking a stylish and versatile home in Woodthorpe.

MUST BE VIEWED

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



ACCOMMODATION

Entrance Hall

12' 3" x 5' 10" (3.73m x 1.79m)

The entrance hall features decorative patterned tiled flooring with a complementary wood-effect threshold, a radiator, coving to the ceiling, recessed spotlights, and a single UPVC door with a double-glazed side panel providing access into the accommodation.

Hallway

11' 5" x 3' 1" (3.47m x 0.94m)

The inner hall has decorative patterned tiled flooring, coving to the ceiling, recessed spotlights, and access to the loft with lighting.

Living Room

16' 0" x 14' 4" (4.88m x 4.37m)

The living room has two UPVC double-glazed windows to the front elevation, wood-effect flooring, coving to the ceiling, a ceiling rose, recessed spotlights, a TV point, two radiators, and a decorative glass block internal window allowing natural light to filter through. A feature fireplace incorporating a wood-burning stove, stone hearth, and timber surround with a mantelpiece creates an attractive focal point, while open access leads seamlessly into the kitchen diner.

Kitchen Diner

20' 8" x 9' 11" (6.30m x 3.02m)

The kitchen is fitted with a range of shaker-style base and wall units with quartz worktops, an undermount one-and-a-half sink with draining grooves and a Meir round mixer tap in a champagne finish. There is a range of integrated appliances, including a fridge freezer, dishwasher, washing machine, double oven, and a ceramic electric hob with an extractor hood. The room benefits from decorative patterned tiled flooring, ample space for dining and seating, a circular feature window to the side elevation, coving to the ceiling, two ceiling roses, recessed spotlights, a UPVC double-glazed window to the rear elevation, a single UPVC door, and double French doors opening out to the rear garden.

Bathroom

9' 0" x 7' 2" (2.75m x 2.18m)

The bathroom is fitted with a low level dual flush WC, a wall-hung wash basin, a panelled bath, and a double walk-in shower enclosure with an overhead rainfall shower and a handheld shower attachment. There is vinyl flooring, waterproof wall panelling, a vertical radiator, wall-mounted mirrors, coving to the ceiling, recessed spotlights, and a UPVC double-glazed obscure window to the rear elevation.

Bedroom One

18' 2" x 8' 9" (5.53m x 2.67m)

The first bedroom has two UPVC double-glazed windows to the front elevation, carpeted flooring, a radiator, coving to the ceiling, and recessed spotlights.

Bedroom Two

11' 9" x 10' 6" (3.57m x 3.21m)

The second bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator, coving to the ceiling, and recessed spotlights.

Garden Room

19' 5" x 10' 0" (5.91m x 3.06m)

"The garden room has wood-panelled walls and a matching ceiling, carpeted flooring, ceiling strip lighting, power points, a range of UPVC double-glazed windows, and double French doors opening out to the garden.

ADDITIONAL INFORMATION

Broadband Speed - Ultrafast Available - 1800 Mbps (download) 220 Mbps (upload) | Phone Signal - Mostly Good 4G / 5G coverage | Electricity - Mains Supply | Water - Mains Supply | Heating - Gas Central Heating - Connected to Mains Supply | Sewage - Mains Supply | Flood Risk - No flooding in the past 5 years+ | Flood Risk Area - Very low risk | Construction - Brick | Mining Area - Potentially located on a coalfield. No further mining report is currently required for this property according to Mining Remediation Authority records. | Accessibility - Yes or No | Other Material / Safety Issues - Spray foam insulation | Any Legal Restrictions - No | Council Tax Band Rating - Gedling Borough Council - Band D | Tenure: Freehold |

DISCLAIMER

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Front Garden

To the front of the property is a block-paved driveway providing ample off-road parking, with gated access leading to the rear garden. The frontage is enclosed by an attractive stone wall and wrought iron gate, complemented by a low-maintenance courtyard-style garden with a variety of established plants and shrubs.

Rear Garden

To the rear of the property is a private enclosed garden designed for low-maintenance living, featuring paved patio seating areas, an artificial lawn, raised planted borders with mature shrubs and trees, and a range of established plants adding colour and interest throughout the seasons. The garden also benefits from access to the substantial detached garden room.



This floorplan is for illustrative purposes only.

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