

13 Hereford Road, Woodthorpe, NG5 4HZ

Price Guide £315,000

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13 Hereford Road
Woodthorpe, NG5 4HZ

- Three bedroom detached home
- Modern kitchen with appliances
- Good-sized mature garden
- Centrally heated conservatory
- Re-roofed in 2009
- Lounge & separate dining room

GUIDE PRICE £315,000- £325,000 A fantastic opportunity to secure a great-value detached family home in the popular area of Woodthorpe!

This traditional-style detached property enjoys a sought-after location, ideally positioned for REPUTABLE LOCAL SCHOOLS, the beautiful Arnot Hill Park and excellent transport links. With convenient access to Mansfield Road (A60), Valley Road (Ring Road) and Mapperley Plains, getting around Nottingham and beyond couldn't be easier.

Offering excellent value in this desirable residential area, this is a home with plenty of appeal for families and first time buyers alike. Viewing is strongly advised!





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Summary
The property has been very well maintained by the current owners. Located just off Arnot Hill Road, it gives easy access to Arnold town centre and main road links including the Ring Road for City Hospital. The property has been modernised yet retains some original features including internal doors, original front door and picture rails throughout and there is also a centrally heated UPVC double glazed conservatory with under-floor heating, overlooking the lovely mature rear garden. Upstairs there are two double bedrooms and a generous sized third bedroom, modern bathroom and separate toilet. The property was also re-roofed, and the soffits and fascias were replaced in 2009.

Entrance Porch
With UPVC double-glazed front entrance door, original tiled floor and original stained glass secondary door through to the hallway.

Hallway
With original balustrade staircase leading to the first floor, with an under-stairs shelved pantry cupboard housing the smart meters and RCD board, which was upgraded in 2021. Radiator, picture rail, and doors to the lounge and kitchen.

Lounge
UPVC double glazed bay window to the front with radiator, marble fireplace and hearth with living flame coal-effect gas fire and Oak coloured Adam style surround. Picture rails and ceiling rose, two wall light points, and glazed panel double doors through to the dining room.

Dining Room
With radiator, picture rails and double-glazed sliding patio door through to the conservatory.

Conservatory
Being UPVC double-glazed with a pitched polycarbonate roof and tiled floor with underfloor heating. Central heating radiator and double doors to the side.

Kitchen
A range of modern wall and base units in cream with soft-close doors and drawers, wood effect worktops and an inset stainless steel sink unit and drainer. Appliances consist of brushed steel trim electric double oven, and four ring gas hob with extractor, concealed WorcesterBosch combination gas boiler, plumbing for a washing machine, tiled floor, radiator, UPVC double glazed side window and UPVC double glazed window and door to the rear.

First Floor Landing
UPVC double glazed side window and loft access with ladder leading into a boarded roof space with electric. Separate toilet, half tiled walls with stone tiled border, tiled floor, dual flush toilet and UPVC double glazed side window.

Bedroom 1
Built-in three-door and separate two-door wardrobes either side of a central dressing table with overhead storage. UPVC double-glazed front window, radiator and picture rails.

Bedroom 2
UPVC double-glazed rear window, radiator and picture rails.

Bedroom 3
UPVC double glazed front window, radiator and picture rails.

Bathroom
Consisting of a bath with glass screen, electric shower and a full-height tiled surround with stone tiled border. Half matching tiling to the remaining walls, tiled floor, pedestal wash basin, radiator, airing cupboard, LED downlights, and UPVC double glazed rear window.

Outside
To the front is an enclosed garden. Driveway provides off-street parking with gated access leading to the rear. To the rear, there's a large garden shed, seating area, mature beds and steps leading up to the main garden. The garden is predominantly lawned with a vegetable plot to the side, mature borders containing a range of shrubs. At the end of the garden is a further garden shed and a separate original rendered outbuilding.

Material Information
TENURE: Freehold
COUNCIL TAX: Gedling Borough Council - Band C
PROPERTY CONSTRUCTION: solid brick
ANY RIGHTS OF WAY AFFECTING PROPERTY: no







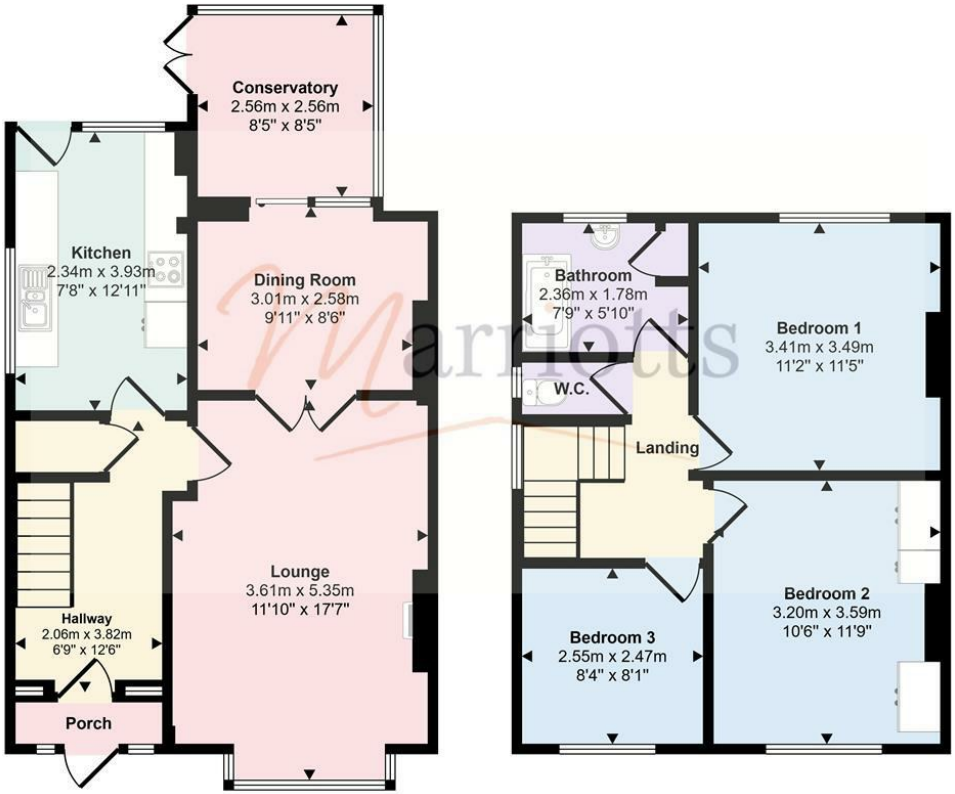


CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: no
FLOOD RISK: very low
ASBESTOS PRESENT: n/k
ANY KNOWN EXTERNAL FACTORS: n/k
LOCATION OF BOILER: kitchen
UTILITIES - mains gas, electric, water and sewerage.
MAINS GAS PROVIDER: EON-Next
MAINS ELECTRICITY PROVIDER: EON-Next
MAINS WATER PROVIDER: Severn Trent
MAINS SEWERAGE PROVIDER: Severn Trent
WATER METER: yes
BROADBAND AVAILABILITY: Please visit Ofcom - Broadband and Mobile coverage checker.
MOBILE SIGNAL/COVERAGE: Please visit Ofcom - Broadband and Mobile coverage checker.
ELECTRIC CAR CHARGING POINT: not available.
ACCESS AND SAFETY INFORMATION: level access




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Approx Gross Internal Area
97 sq m / 1049 sq ft

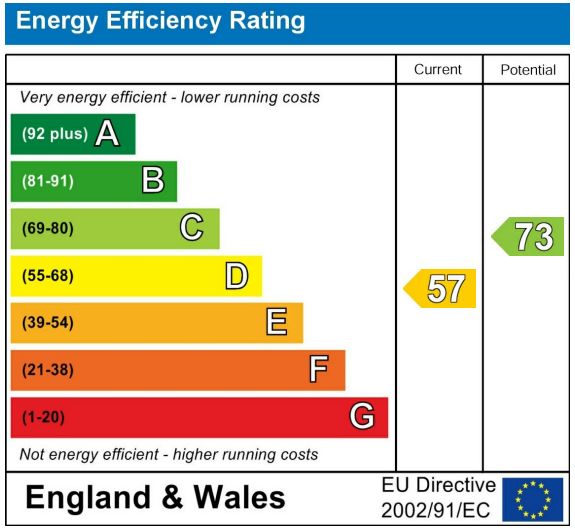


Ground Floor
Approx 55 sq m / 587 sq ft

First Floor
Approx 43 sq m / 462 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.





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

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