



**39 Melbury Road, Woodthorpe - NG5 4PG**

Guide Price **£475,000**





## 39 Melbury Road

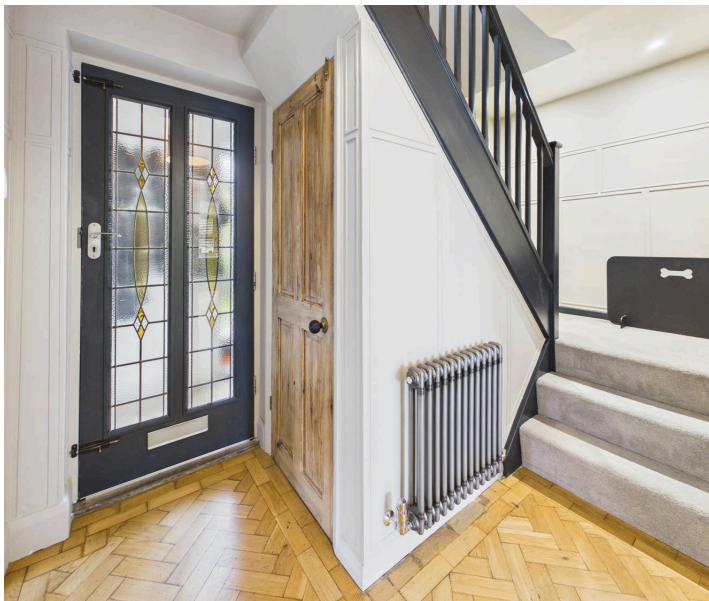
Woodthorpe, Nottingham

Impressive and extended 3 double bed detached family home blending modern comforts with character features! 2 reception spaces, stunning open-plan dining kitchen, 2 baths and a beautiful garden!

Council Tax band: C

Tenure: Freehold

- Extended detached family home in the highly sought after Woodthorpe
- Stylishly presented throughout with original character and contemporary enhancements
- Charming entrance hall featuring original herringbone flooring
- Two flexible reception rooms (current lounge and separate sitting room)
- Stunning open-plan family dining kitchen with air conditioning, solid stone worktops and a range cooker
- Utility/laundry room leading to a convenient three-piece ground floor shower room
- Three generous double bedrooms (bedrooms one and two with air conditioning)
- Modern three-piece family bathroom
- Superb established garden incorporating patio seating space, lawn, mature plantings and outbuildings
- Driveway to the front provides off-street parking









Floor 0 Building 1

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

117.3 m<sup>2</sup>

1263 ft<sup>2</sup>



Floor 1 Building 1



(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.

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## David James Estate Agents

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