78 Breckhill Road, Woodthorpe, NG5 4GQ

£425,000

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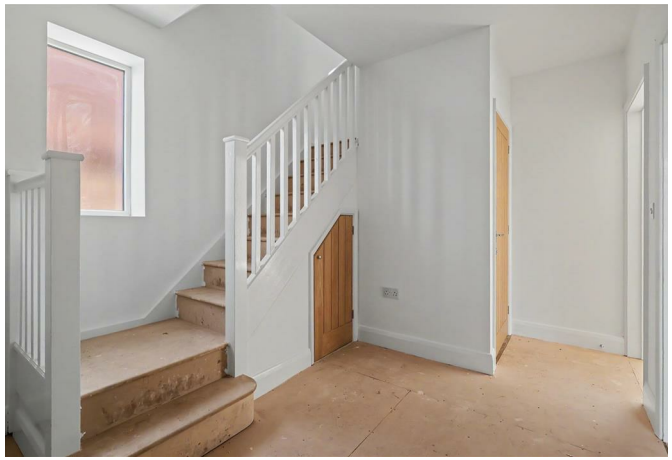
Marriotts

78 Breckhill Road
Woodthorpe, NG5 4GQ

- Fully refurbished detached house
- Accommodation over three floors
- Open plan kitchen diner
- Four bedrooms & two bathrooms
- Hall with downstairs toilet
- Ample parking & large garden

A superbly refurbished four-bedroom detached family home, ideally situated just a short walk from the heart of Mapperley, one of Nottingham's most sought-after suburbs. With an excellent selection of cafés, bars, restaurants, independent shops, a post office, library and a wide range of everyday amenities close by, this beautifully presented property offers stylish, spacious living in a highly convenient location.



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Overview

Finished to a high standard throughout, the accommodation has been thoughtfully enhanced with a loft conversion, creating a generous fourth bedroom alongside a spacious contemporary family bathroom. The ground floor comprises a welcoming entrance hallway with a downstairs WC, bay-fronted living room, and an impressive full-width open-plan dining kitchen to the rear, providing the perfect space for modern family life and entertaining. A patio door opens out to a seating area, with steps up to a newly turfed rear garden, where a feature full-width Indian sandstone patio creates an ideal seating and entertaining area.

To the front, a substantial tarmac courtyard driveway provides ample off-road parking, while the original garage has been partly converted into a versatile multi-purpose outbuilding, ideal as a home office, gym, studio or hobby room.

This exceptional home combines contemporary family living with an enviable location and is sure to appeal to buyers seeking a property that is ready to move straight into.

Entrance Hall

With a feature glass block window, radiator, polished tiled floor and secondary door through to the hallway.

Hallway

Stairs to the first floor landing with under-stair cupboard, UPVC double glazed side window, radiator, smart electric meter and brand new RCD board.

Downstairs Toilet

Consisting of a dual flush toilet, wash basin with tiled splashback and vanity base cupboard, with tiled floor and UPVC double-glazed side window.

Living Room

UPVC double-glazed bay window, ample power points and radiator.

Dining Area
With radiator, LED downlights and UPVC double glazed sliding patio door to the rear garden.

Kitchen
A range of wall and base units in grey gloss, with a quartz-effect worktop and inset composite charcoal one-and-a-half bowl sink unit and drainer. Appliances consist of an integrated electric oven, four-ring induction hob with marble-effect splashback and a brushed steel extractor canopy. Housing for an American-style fridge freezer, integrated washing machine, large slate-effect floor tiling, LED downlights, UPVC double-glazed rear window and side door.

First Floor Landing
Stairs to the second floor and doors to three bedrooms and main bathroom.

Bedroom 1
UPVC double-glazed front window and radiator.

Bedroom 2
UPVC double-glazed rear window and radiator.

Bedroom 3
UPVC double-glazed front window and radiator.

Bathroom
With fully tiled walls and contrasting large floor tiles, the suite consists of a feature-shaped bath with freestanding mixer tap/shower mixer, separate large cubicle with a fixed-head rain shower in black with a second mixer, dual flush toilet and wash basin set into an alcove, with vanity surround, base cupboard and LED illuminated vanity mirror. Large ladder towel raadiator in black, LED downlights, extractor fan and UPVC double glazed rear window.

Second Floor Landing
With radiator, eaves storage cupboard, LED downlights and doors to bedroom four and second bathroom.

Bedroom 4
UPVC double-glazed rear window, radiator and LED downlights.

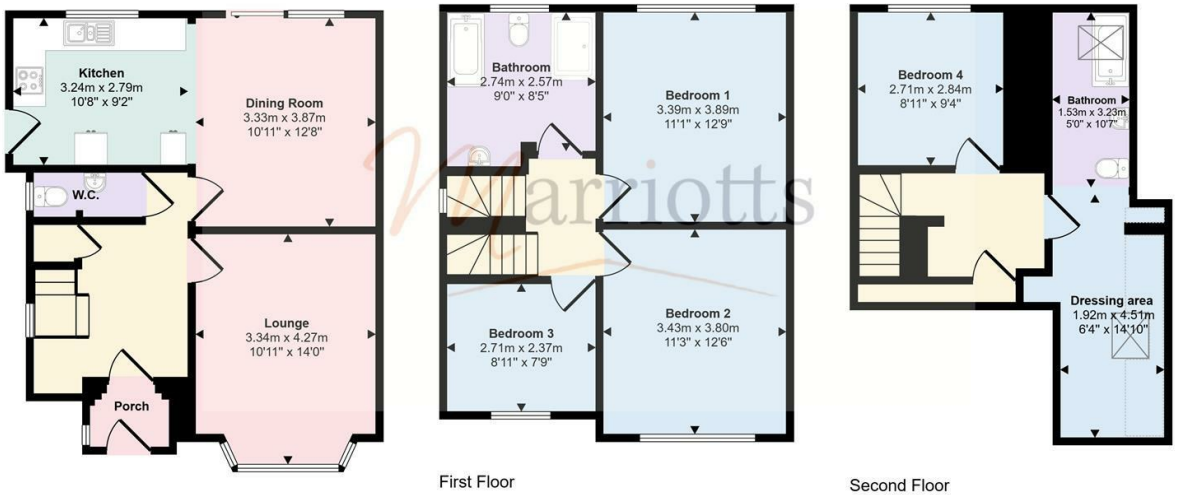
Bathroom
A large bathroom separated into two areas. The suite consists of a feature-shaped bath with a freestanding mixer, wash basin and concealed cistern dual-flush toilet set into a vanity surround with cupboards and tiled surround. Tiled flooring, radiator, LED downlights, extractor fan and two double-glazed skylight windows.

Outside
There is a brick pillar walled frontage with carriage-style lighting, leading it onto a full-width, brand-new tarmac driveway with slate coloured steps leading up to the front door. To the side of the prpoerty is the entrance door to the kitchen with feature outside wall lighting. The original garage has been partially converted and now provides a great potential multi-purpose space, with front entrance door, UPVC double-glazed rear window and power. To the rear is a full width seating area with outside tap and steps leading up to the main lawned garden. The lawn is in two areas, separated by a central paved path leading to a large, split-level sandstone patio enclosed with a mixture of fencing, and heading to the perimeter.

Material Information
TENURE: Freehold
COUNCIL TAX: Gedling Borough Council - Band D
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:
MAINS ELECTRICITY PROVIDER:
MAINS WATER PROVIDER: Severn Trent
MAINS SEWERAGE PROVIDER: Severn Trent
WATER METER: no
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: stepped front and side access

Approx Gross Internal Area
132 sq m / 1422 sq ft



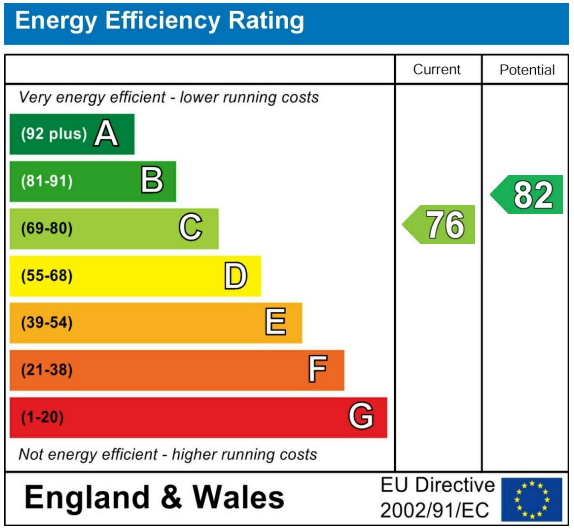
Ground Floor
Approx 51 sq m / 549 sq ft

First Floor
Approx 48 sq m / 513 sq ft

Second Floor
Approx 33 sq m / 361 sq ft

Denotes head height below 1.5m

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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