



57 Walsingham Road, Woodthorpe, NG5 4NQ

£330,000



Marriotts



# 57 Walsingham Road Woodthorpe, NG5 4NQ

- For sale with No Upward Chain!
- Large lounge with Oak fireplace, kitchen with pantry
- Driveway and garage with electric door
- Detached 3 bedroom bungalow, full of character and potential
- Bathroom and separate toilet
- Enclosed rear garden with views over Woodthorpe

**NO UPWARD CHAIN.** Located in the desirable area of Woodthorpe, this charming three-bedroom detached bungalow offers a delightful blend of character and potential. The property boasts a private driveway with off street parking, along with a garage featuring an electric door for added convenience.

As you step inside, you are greeted by an inviting hallway adorned with American oak flooring. The spacious lounge is a highlight, providing views over Woodthorpe and the surrounding area, and featuring an oak fireplace adding a touch of warmth and elegance. The fitted kitchen has a separate pantry, there is a family bathroom and a separate toilet. The rear garden has mature greenery, paving and seating area, with two integral garden stores providing additional storage. To the front, the property is set back from the road with lawn, mature borders and has gated access.

With its unique features and potential for personalisation, this bungalow is a must-see for anyone seeking single-storey living in a sought after area.

**£330,000**



## Entrance hall

The front doors leads into the hallway which gives access to all rooms and has American oak wood flooring, radiator and two double door storage cupboards

## Lounge

The spacious lounge is carpeted, has two radiators, two UPVC windows to the rear and a feature fireplace, with electric fire and Oak surround.

## Kitchen

Fitted with wall and base units with space for cooker, washer and fridge freezer, worktop, double bowl stainless steel sink & mixer tap, & extractor fan. There is a pantry that also houses the RCD board and a door leads to the side of the property.



## Bathroom

Fully tiled walls with UPVC window to the side. Bath with shower attachment to the taps, wash hand basin and heated towel rail.

## Separate toilet

Carpet, fully tiled walls, UPVC window to the side and toilet with dual flush.

## Bedroom 1

UPVC bay window to the front, carpet and radiator

## Bedroom 2

UPVC window to the front, carpet, radiator and fitted wardrobes.

## Bedroom 3

UPVC window to the rear, carpet and radiator

## Outside

To the front the property is accessed by a metal gate and paved pathway to the right hand side, and to the left is the gated driveway which leads to the garage, and paved steps to the front door. The front garden has lawn and mature plants to the borders. Gated side access leads to the rear of the property, there are two integral garden stores and a boiler room. The rear garden is mostly paved with gravel and mature shrubs and plants.

## Material Information

TENURE: Freehold

COUNCIL TAX: Gedling - Band D

PROPERTY CONSTRUCTION: Solid brick

ANY RIGHTS OF WAY AFFECTING PROPERTY: No

CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: No

FLOOD RISK: Very low

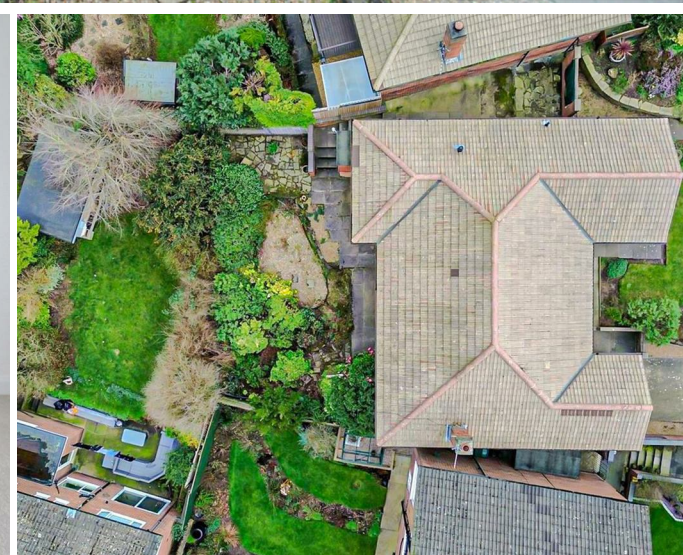
ASBESTOS PRESENT: None known

ANY KNOWN EXTERNAL FACTORS: No

LOCATION OF BOILER: Outside boiler room

UTILITIES - mains gas, electric, water and sewerage.

MAINS GAS PROVIDER: British gas



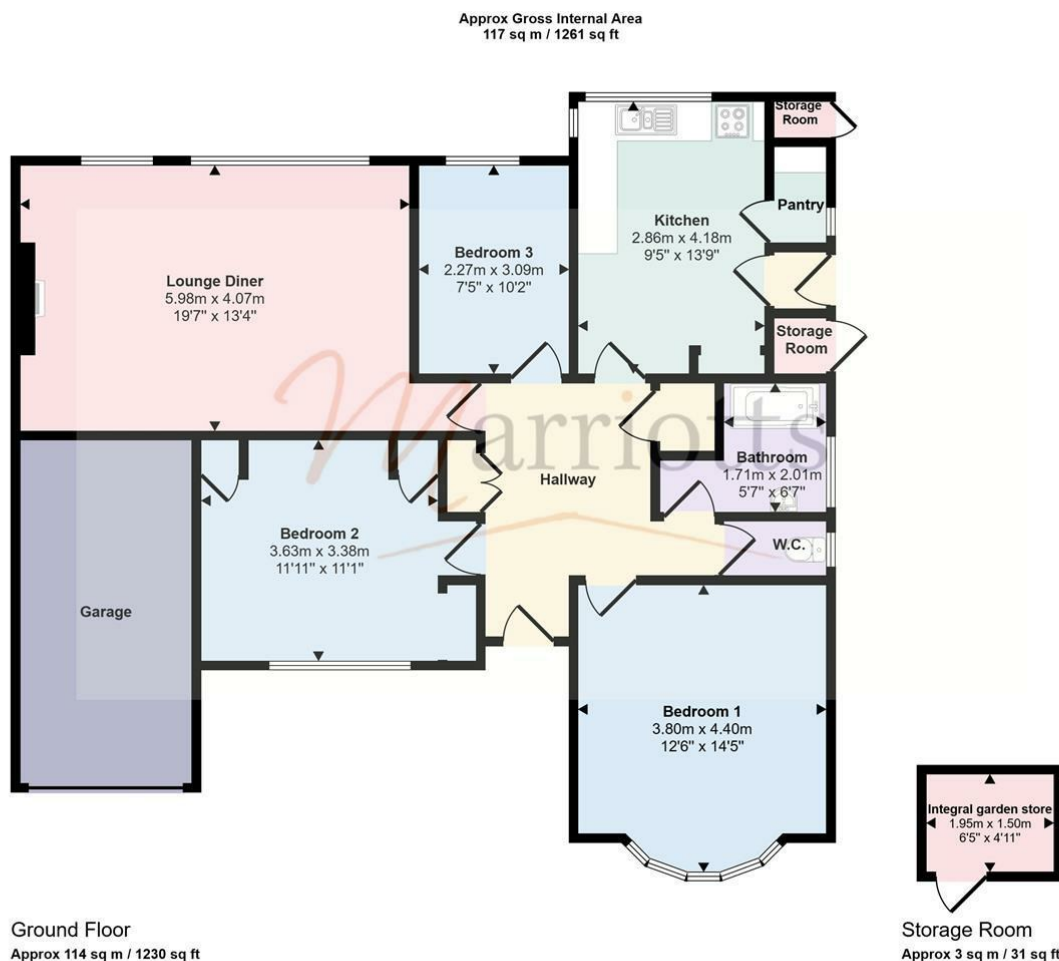




MAINS ELECTRICITY PROVIDER: British gas  
MAINS WATER PROVIDER: Severn Trent  
MAINS SEWERAGE PROVIDER: Severn Trent  
WATER METER: Yes  
BROADBAND AVAILABILITY: Please visit Ofcom -  
Broadband and Mobile coverage checker.  
MOBILE SIGNAL/COVERAGE: Please visit Ofcom -  
Broadband and Mobile coverage checker.  
ELECTRIC CAR CHARGING POINT: not available.  
ACCESS AND SAFETY INFORMATION: Steps to the  
front and rear  
OTHER INFORMATION: Please note some photographs  
in this advert have been enhanced with virtual furniture for  
demonstration purposes.







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.



| Energy Efficiency Rating                    |                            |           |
|---------------------------------------------|----------------------------|-----------|
|                                             | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            |                            | <b>76</b> |
| (55-68) <b>D</b>                            | <b>56</b>                  |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>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).