



# £425,000

## GUIDE PRICE

### WALSINGHAM ROAD WOODTHORPE

- EXTENDED DETACHED
- IMMACULATEDLY PRESENTED
- OPEN PLAN KITCHEN/DINER
- NO CHAIN
- TIERED GARDEN
- INTEGRAL GARAGE
- EPC D



# EXTENDED THREE-BEDROOM DETACHED HOME WITH STUNNING KITCHEN, NO UPWARD CHAIN.

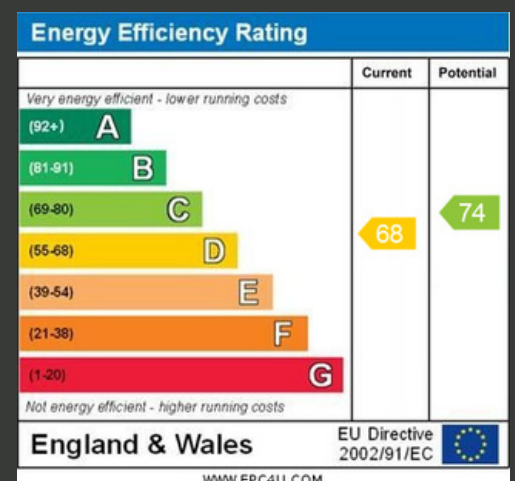
AN IMMACULATELY PRESENTED THREE-BEDROOM EXTENDED DETACHED HOME LOCATED IN THE HIGHLY SOUGHT-AFTER AREA OF WOODTHORPE. THIS BEAUTIFULLY MAINTAINED PROPERTY OFFERS SPACIOUS AND VERSATILE ACCOMMODATION THROUGHOUT, IDEAL FOR MODERN FAMILY LIVING. THE WELCOMING HALLWAY LEADS TO A COSY LIVING ROOM AND A STUNNING OPEN-PLAN KITCHEN DINER AND FAMILY AREA, FINISHED TO A HIGH STANDARD WITH CONTEMPORARY UNITS, QUALITY WORKTOPS, SKYLIGHTS AND PATIO DOORS OPENING ONTO THE IMPRESSIVE REAR DECKING AND LANDSCAPED GARDEN.

UPSTAIRS, THE PROPERTY BOASTS THREE WELL-PROPORTIONED BEDROOMS, INCLUDING TWO GENEROUS DOUBLES WITH FAR-REACHING VIEWS, ALONGSIDE A STYLISH MODERN FAMILY BATHROOM FEATURING A SEPARATE SHOWER AND BATH. THE HOME HAS BEEN THOUGHTFULLY UPDATED THROUGHOUT WITH TASTEFUL DÉCOR AND QUALITY FIXTURES AND FITTINGS.

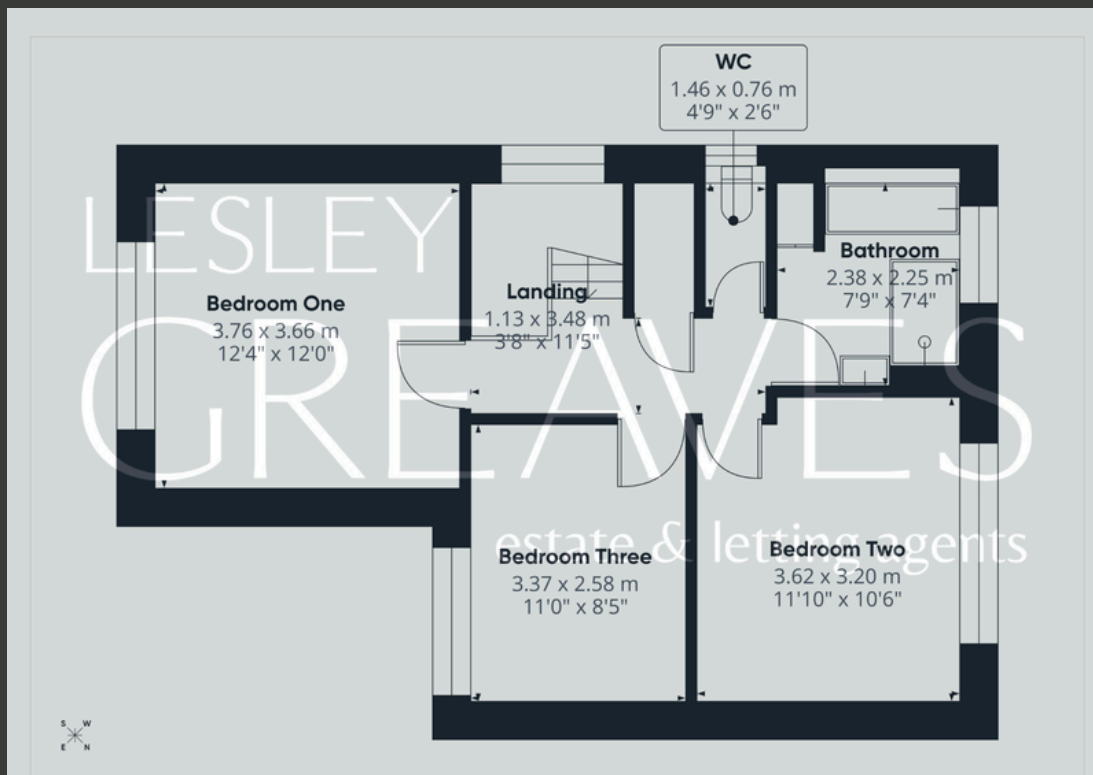
EXTERNALLY, THE PROPERTY BENEFITS FROM A BLOCK-PAVED DRIVEWAY PROVIDING AMPLE OFF-ROAD PARKING, AN INTEGRAL GARAGE AND ATTRACTIVE FRONT GARDENS. TO THE REAR IS A SUPERB TIERED GARDEN WITH RAISED DECKING, LAWNED AREAS AND ENTERTAINING SPACE, PERFECT FOR RELAXING OR HOSTING GUESTS.

SITUATED CLOSE TO EXCELLENT LOCAL AMENITIES, SCHOOLS AND TRANSPORT LINKS, THIS EXCEPTIONAL HOME OFFERS THE PERFECT BLEND OF COMFORT, STYLE AND PRACTICALITY. EARLY VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE EVERYTHING THIS FANTASTIC PROPERTY HAS TO OFFER.

- FREEHOLD
- COUNCIL TAX; BAND D
- LOCAL AUTHORITY; GEDLING BOROUGH COUNCIL
- MEASUREMENTS; 119 SQ METERS







Agent's Note: These particulars have been prepared in good faith and are provided for guidance purposes only. While every effort has been made to ensure their accuracy, they should not be relied upon as exact. All measurements are approximate, and floor plans are for illustrative purposes only. Prospective buyers or tenants are advised to verify all details independently, conduct their own due diligence, and note that services, systems, and appliances have not been tested.

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