60 Patterdale Road, Woodthorpe, NG5 4LQ

Asking Price £325,000

3 1 1 D

Marriotts

A traditional and modernised detached bungalow occupying a level corner plot, with additional enclosed side garden, ample block paved driveway and easy access to local bus stops linking you to Mapperley and the city, and within walking distance of local reputable primary and secondary schools, including The Good Shepherd and Arnold Hill Academy! The property has three well-proportioned bedrooms, bay fronted living room with feature cast iron living flame gas fire, modern kitchen and shower room, both with under-floor heating and a Hive controlled Baxi combination boiler installed in October 2023 with the remainder of a 10 year warranty. The property is also freshly decorated and re-carpeted throughout, with new guttering, downpipes and minor roof repairs and is for sale with NO UPWARD CHAIN!!

Entrance Porch
With UPVC double-glazed double doors, quarry tiled floor and UPVC double-glazed secondary door to the hallway.

Hallway
With wood flooring, radiator, built-in cupboard and loft access with a ladder into the roof space.

Living Room
Feature cast iron fireplace with living flame coal effect gas fire, black marble hearth and wooden surround. Also with wooden flooring, radiator, UPVC double-glazed bay window to the front and two UPVC double-glazed side windows.

Breakfast/Dining Kitchen
A range of wall and base units with gloss-finish soft-close doors and drawers, tiled floor with under-floor heating and granite effect worktops and upstands with inset one and a half bowl stainless steel sink unit and drainer. Appliances consist of brushed steel trim Whirlpool electric oven, separate four-ring gas hob with a matching extracted canopy, plumbing for a washing machine, tiled floor, original built-in shelved base cupboards and separate cupboard housing the Baxi combination boiler installed in October 2023 with the remainder of a 10-year warranty. Multiple LED downlights, radiator, UPVC double-glazed rear window and UPVC double-glazed window and door to the side.

Bedroom 1
UPVC double-glazed front and side windows.

Bedroom 2
UPVC double-glazed side window and radiator.

Bedroom 3
UPVC double glazed front window and radiator.

Shower Room

Consisting of a large fully tiled cubicle with Victorian-style mains rain shower and 2nd mixer, wash basin with vanity base cupboards and concealed cistern dual flush toilet. Half tiling to the remaining walls, non-slip tiled floor with underfloor heating, LED downlights, extractor fan, chrome ladder towel rail and UPVC double glazed rear window.

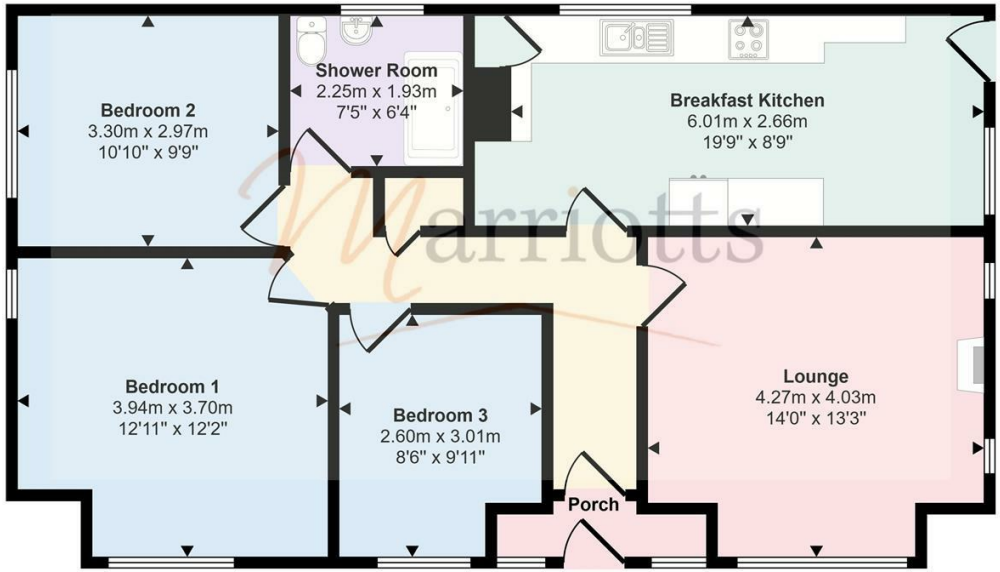
Outside

The bungalow is fronted by a low brick wall. The ample block-paved driveway provides parking for at least two cars, with gate leading to the enclosed side garden. The main front garden is lawned and extends to the far side of the bungalow, where there is access to the rear of the bungalow. The enclosed side garden is accessed from the kitchen and has an easy-care lawn with a block paved perimeter, enclosed with fencing panels and door leading to an adjoining brick-built store with light.

Material Information

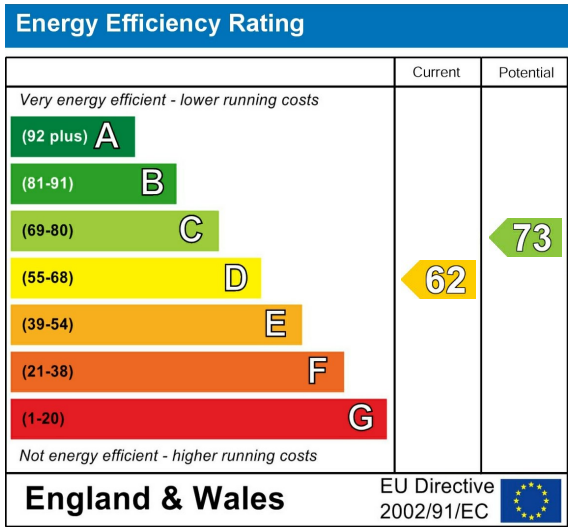
TENURE: Freehold
COUNCIL TAX: Gedling - Band D
PROPERTY CONSTRUCTION: tbc
ANY RIGHTS OF WAY AFFECTING PROPERTY: no
CURRENT PLANNING
PERMISSIONS/DEVELOPMENT PROPOSALS: no
FLOOD RISK: very low
ASBESTOS PRESENT: n/k
ANY KNOWN EXTERNAL FACTORS: n/k
LOCATION OF BOILER: kitchen
UTILITIES - mains gas, electric, water and sewerage.
MAINS GAS PROVIDER: Eon
MAINS ELECTRICITY PROVIDER: Eon
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

Approx Gross Internal Area
83 sq m / 890 sq ft



Floorplan

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 our Marriotts Office on 0115 953 6644 if you wish to arrange a viewing appointment for this property or require 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).

41 Plains Road, Mapperley, Nottingham, NG3 5JU
0115 953 6644
sales@marriotts.net

www.Marriotts.net

naea | propertymark PROTECTED

The Property Ombudsman

APPROVED CODE TRADINGSTANDARDS.GOV.UK