



26 Villiers Road, Woodthorpe - NG5 4FB

Guide Price **£500,000**





26 Villiers Road

Woodthorpe, Nottingham

This impressive extended 4-bed period semi-detached home combines modern living with period charm! Large open-plan kitchen, 2 receptions and a modern bathroom plus a generous garden, drive and garage!

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Extended period semi-detached family home in a desirable residential location close to Mapperley and Sherwood's amenities, popular schools and green spaces
- Bright and welcoming entrance hallway with period stained glass front door and wooden flooring
- Two reception rooms (including a large lounge and a second versatile reception room to the front)
- Stylish and extended modern dining kitchen with vaulted ceilings, skylights and integrated cooking appliances
- Convenient ground floor WC and separate utility/laundry room
- Four well-proportioned bedrooms (including three generous double bedrooms)
- Sleek family bathroom with a three-piece modern white suite
- Beautiful wooden and tiled flooring throughout for ease-of-maintenance
- Generous southerly-facing garden with patio and mature planting







Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

163.3 m²

1757 ft²

Reduced headroom

0.1 m²

1 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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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