



## 87 Weaverthorpe Road, Woodthorpe - NG5 4PU

Guide Price £300,000 - £325,000



## 87 Weaverthorpe Road

Woodthorpe, Nottingham

GUIDE PRICE £300,000 - £325,000 Deceptively spacious four bedroom detached family home in Woodthorpe with dual aspect lounge/dining room, breakfast kitchen, carport, garage, and private rear garden.

Council Tax band: E

Tenure: Freehold

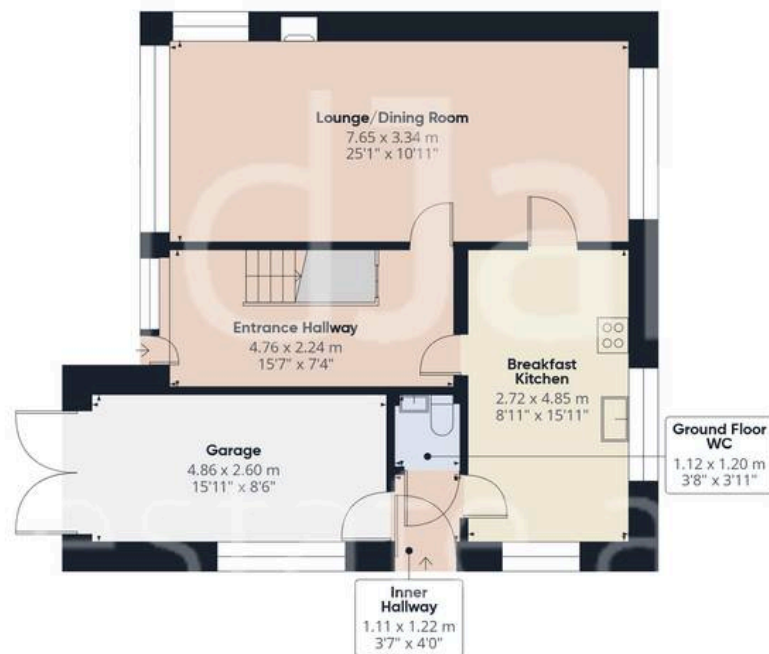
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Detached family home
- Sought after Woodthorpe setting close to schools, shops, parks and bus links
- Welcoming entrance hallway and practical ground floor WC
- Bright dual-aspect lounge/dining room with a charming feature fireplace
- Generous breakfast kitchen with integrated cooking appliances
- Spacious first floor landing with four well-proportioned bedrooms
- Bright and airy main bedroom with sliding door wardrobes
- Well-appointed four-piece bathroom with separate shower enclosure
- Private enclosed low maintenance paved rear garden with seating area
- Carport, integral garage and driveway providing ample off-street parking







Floor 0

Approximate total area<sup>(1)</sup>

122.7 m<sup>2</sup>

1322 ft<sup>2</sup>



Floor 1



(1) Excluding balconies and terraces

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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## David James Estate Agents

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