



## 12a Cambridge Gardens, Woodthorpe - NG5 4NS

Guide Price £450,000



## 12a Cambridge Gardens

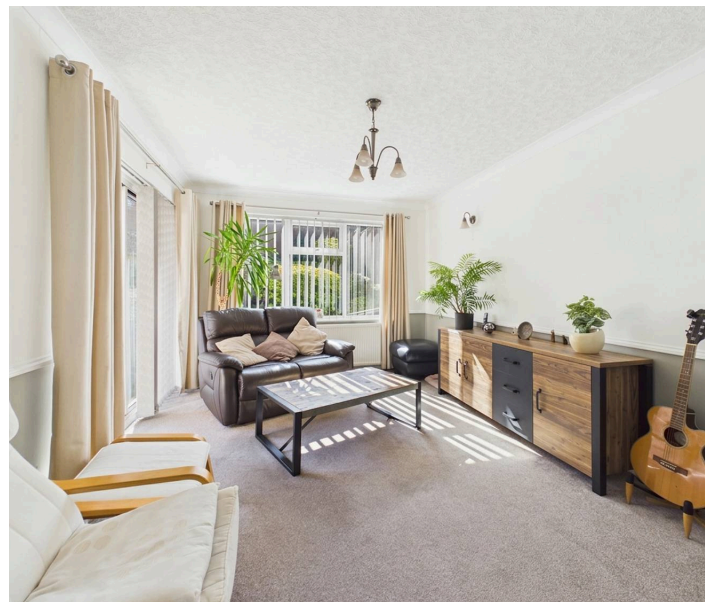
Woodthorpe, Nottingham

Extended 3 bed detached family home in a prime Woodthorpe cul-de-sac location! Versatile living spaces, breakfast kitchen and southerly-facing garden plus multi-vehicle parking with a garage!

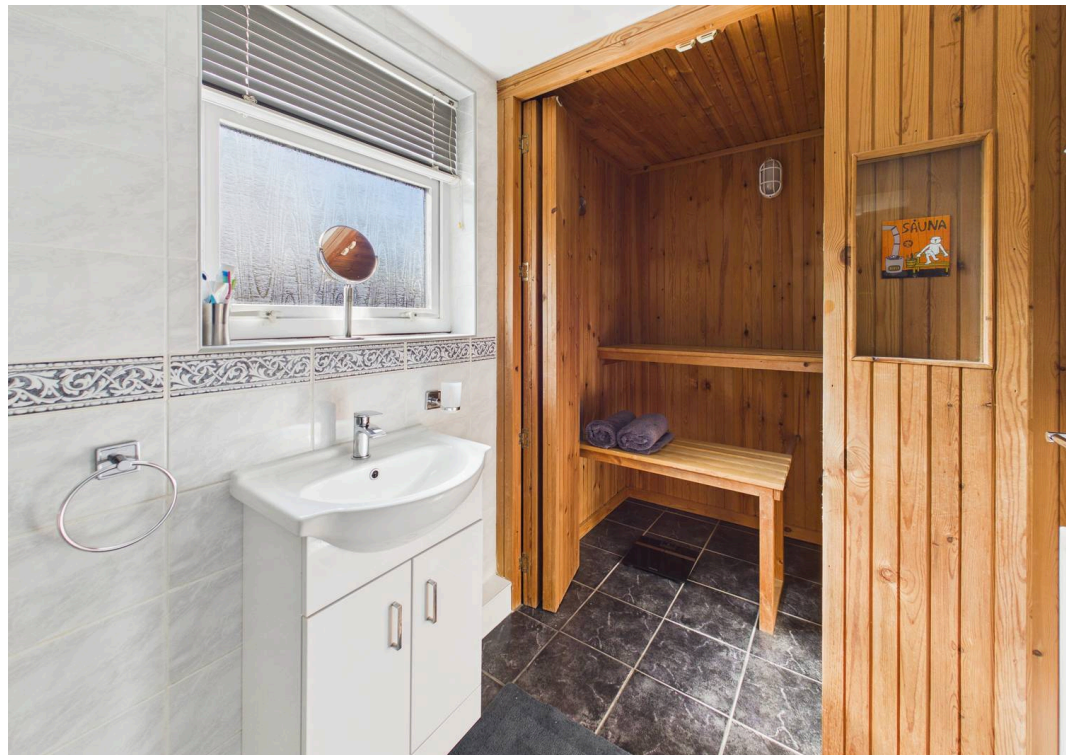
Council Tax band: E

Tenure: Freehold

- Extended and well-presented detached family home in a cul-de-sac position
- Conveniently located close to Mapperley's amenities, sought-after nearby schools and transport links
- Well-suited to families seeking versatile living space
- Generous and bright lounge with an adjoining dining area
- Versatile rear garden room with access to the patio
- Modern fitted kitchen with integrated appliances, an adjoining utility room and a breakfast bar
- Four-piece family bathroom and a further ground floor WC
- Three bedrooms (principal bedroom with fitted wardrobes and en-suite shower room with private sauna)
- Manicured and southerly-facing tiered rear garden offering a variety of outdoor seating areas, planting areas and impressive vistas
- Generous block-paved driveway and garage providing convenient off-street parking for multiple vehicles









Floor 0

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

143.6 m<sup>2</sup>

1545 ft<sup>2</sup>

Reduced headroom

0.1 m<sup>2</sup>

1 ft<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

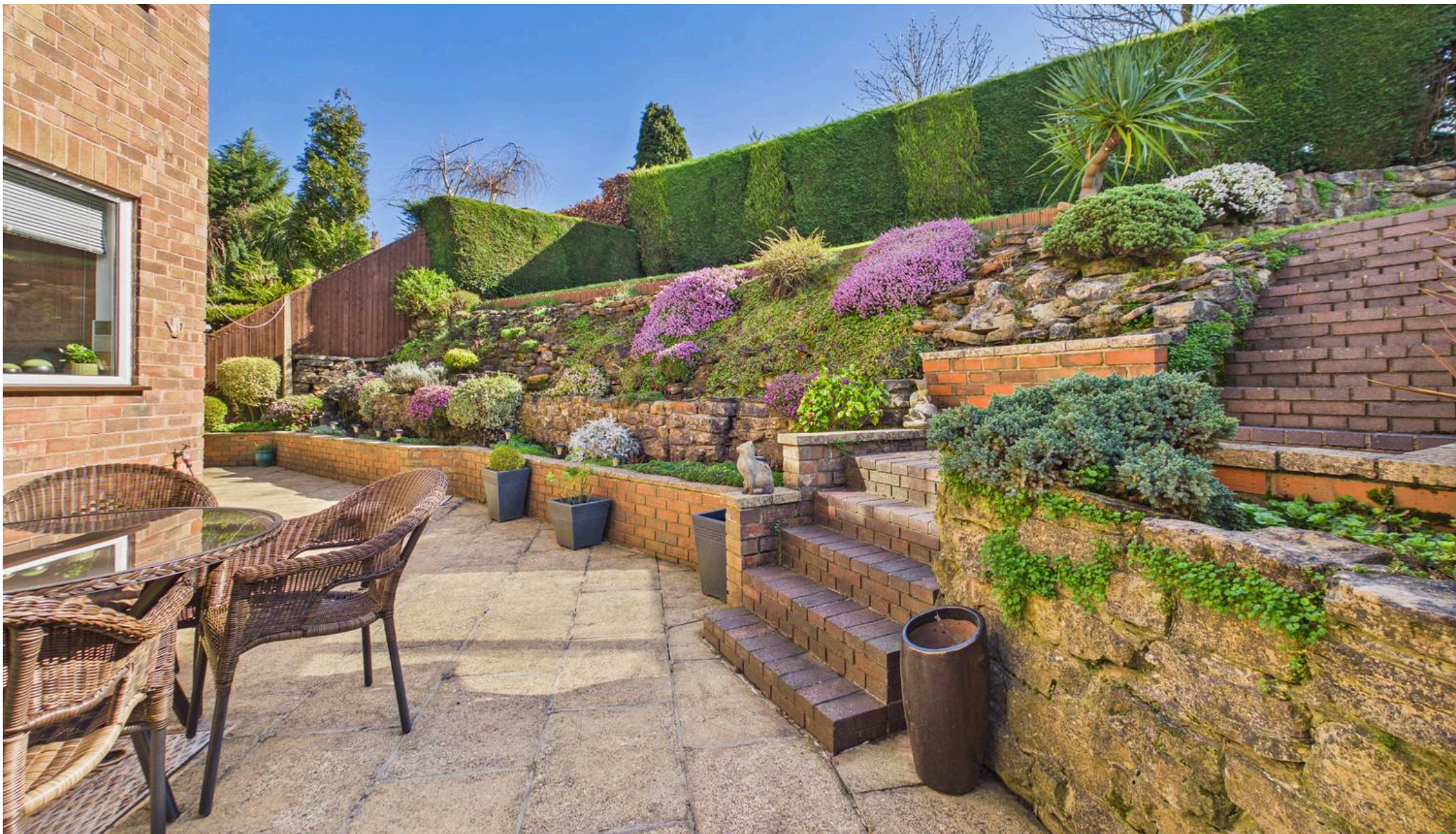
Reduced headroom

..... 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.

GIRAFFE360





## David James Estate Agents

David James Estate Agents, 45B Plains Road – NG3 5JU

0115 962 4213 • [mapperley@david-james.com](mailto:mapperley@david-james.com) • [www.david-james.com](http://www.david-james.com)

These particulars are produced in good faith and are set out as a general guide only. Measurements are approximate and floor plans are for illustrative purposes only. Services have not been tested. We have established professional relationships with third-party suppliers for the provision of services to Clients, details of which can be found on the property listing page on our website.