



4 Breckhill Road, Woodthorpe – NG5 4GP

Guide Price **£425,000**

DavidJames
the estate agent



4 Breckhill Road

Woodthorpe, Nottingham

Extended 4 bed detached family home in the sought after Woodthorpe! 2 reception rooms, stunning dining kitchen, modern bathroom and en-suite plus a southerly-facing rear garden, drive & garage.

Council Tax band: C

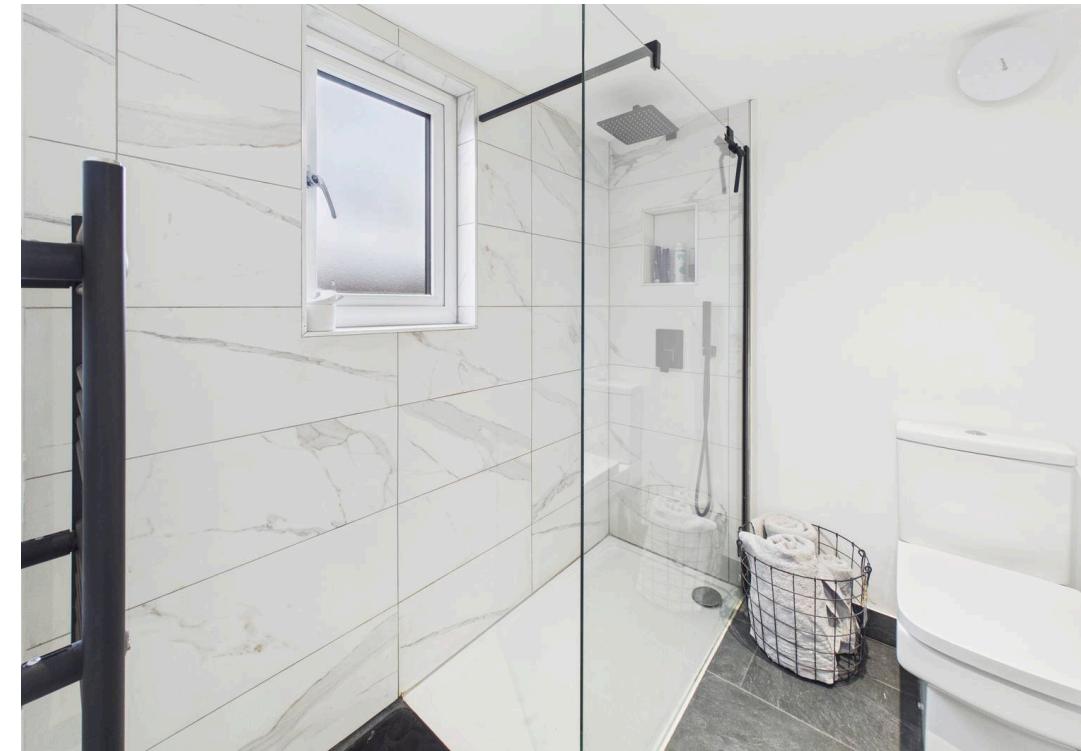
Tenure: Freehold

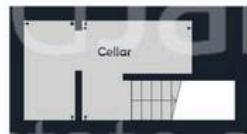
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Extended traditional detached family home
- Sought after Woodthorpe location close to popular schools, buses and Mapperley's excellent amenities
- Entrance hall with porch leading to bright and spacious hallway
- Well-proportioned lounge and separate sitting room offering versatile reception spaces
- Stunning open-plan dining kitchen with French doors
- Adjoining utility, cloakroom/WC and cellar for additional storage
- Four bedrooms across two floors (primary top floor bedroom with en-suite)
- Contemporary family bathroom with L-shaped shower bath
- South-west facing enclosed lawned rear garden
- Driveway providing off-street parking and garage access







Floor -1 Building 1



Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

139 m²

1497 ft²

Reduced headroom

4 m²

43 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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