2a Park Road, Woodthorpe - NG5 4HR

Guide Price £400,000

DavidJames
the estate agent

2a Park Road

Woodthorpe, Nottingham

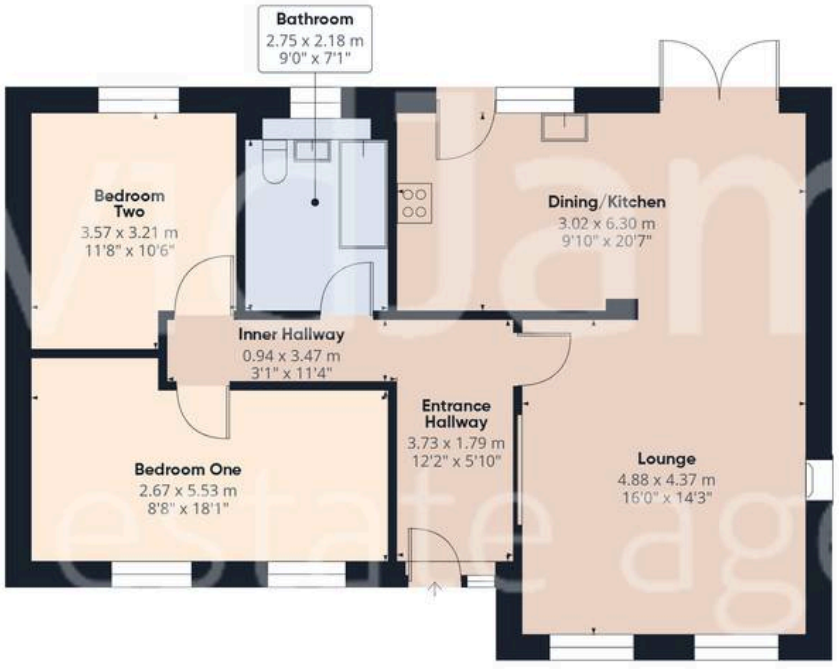
GUIDE PRICE £400,000-£425,000 Beautifully-presented 2 double bed detached bungalow in the sought-after Woodthorpe offering superb single-storey accommodation with parking and a contemporary layout!
Council Tax band: D

Tenure: Freehold

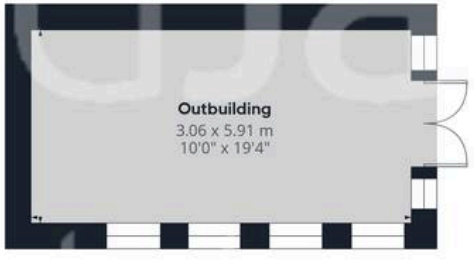
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Beautifully-presented detached bungalow in the sought-after Woodthorpe
- Perfectly suited to buyers looking for relaxed single-level accommodation
- Ideally positioned for access to Mapperley, Arnold and Sherwood's nearby amenities and bus services
- Comprehensive programme of improvements completed by the current vendor throughout
- Spacious lounge featuring a solid-fuel burner flowing seamlessly into a stylish dining kitchen
- Two generous double bedrooms
- Originally a three bedroom layout and offering potential for the new owner(s) to reconfigure
- Luxury four-piece bathroom with both a bath and separate walk-in shower enclosure
- Enclosed low-maintenance rear garden incorporating an insulated versatile outbuilding with power, lighting and heating
- Gated driveway provides off-street parking



Floor 0 Building 1



Floor 0 Building 2

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Approximate total area(1)

103.2 m²

1111 ft²

(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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