Robert Ellis

look no further. . .







Knighton Road
Woodthorpe, Nottingham NG5 4FL

FOUR BEDROOM DETACHED FAMILY HOME IN WOODTHORPE

Offers In The Region Of £585,000 Freehold



Robert Ellis Estate Agents are delighted to bring to the market this impressive four-bedroom detached family home, positioned on the highly desirable Knighton Road in Woodthorpe. Offering generous and versatile accommodation, a fantastic open-plan kitchen diner and a beautiful mature rear garden, this is a superb home for a growing family.

Stepping inside, the property opens into a welcoming entrance hallway with character features. The ground floor offers plenty of flexibility, including a useful home office, downstairs WC and two separate reception rooms. The second reception room opens into the conservatory, creating an additional space to relax while enjoying views over the garden.

A real highlight is the impressive kitchen diner, measuring approximately 23ft in length and providing a fantastic sociable space for family life and entertaining. It features integrated appliances, a peninsula with seating, pantry and plenty of room for a dining table, while Velux windows and bi-folding doors bring in an abundance of natural light and open directly onto the rear garden. There is also a separate utility area, garage and useful lean-to.

Upstairs are four well-proportioned bedrooms alongside the family bathroom, with the principal bedroom benefiting from built-in wardrobes and a vanity area.

Outside, the property continues to impress with driveway parking, a garage and EV charger. The fantastic mature rear garden offers a raised deck, patio, generous lawn and established trees and shrubs, providing an excellent space for children, entertaining and enjoying the summer months.

The property is ideally positioned within walking distance of local schools, shops, everyday amenities and bus links, making it an incredibly convenient location for families. Nearby schools include Arno Vale Junior School and Woodthorpe Infant School, while bus stops can be found around Knighton Road and Mansfield Road.





Entrance Porch
Wooden French doors to the front elevation, stained glass wooden door leading through to the entrance hallway, tiled flooring.

Entrance Hallway
Wooden flooring, carpeted staircase leading to the first floor landing, picture rail, wall mounted radiator, doors leading off to:

Office
10'15 x 8'92 approx (3.05m x 2.44m approx)
Carpeted flooring, UPVC double glazed windows to the front and side elevations, picture rail, coving to the ceiling, wall mounted radiator.

Downstairs WC
7'90 x 3'54 approx (2.13m x 0.91m approx)
UPVC double glazed window to the side elevation, wall mounted radiator, tiled splashbacks, handwash basin with mixer tap, WC, cupboard housing the boiler.

Reception One
12'59 x 11'55 approx (3.66m x 3.35m approx)
UPVC double glazed window to the front elevation, wall mounted radiator, carpeted flooring, picture rail.

Reception Two
16'14 x 11'52 approx (4.88m x 3.35m approx)
Two feature stained glass windows to the side elevation, wall mounted radiators, wooden flooring, coving to the ceiling, picture rail, UPVC double glazed doors leading to the conservatory.

Conservatory
9'39 x 10'50 approx (2.74m x 3.05m approx)
Double glazed wooden windows and door to the rear elevation, recessed spotlights to the ceiling, ceiling fan, wall mounted radiator, laminate flooring.

Kitchen Diner
23'93 x 15'43 approx (7.01m x 4.57m approx)
A range of wall and base units with worksurfaces over incorporating a sink and drainer unit with mixer tap, wine cooler, integrated dishwasher, AEG double oven, space and point for a fridge freezer, five ring induction hob with extractor hood above, peninsula providing additional storage and seating space, inset lighting, pantry, Karndean flooring, Velux windows, two vertical wall mounted radiators, ample space for a dining table, door leading through to the lean to, bi-folding doors leading out to the rear garden.

Lean To
4'02 x 23'66 approx (1.27m x 7.01m approx)
UPVC double glazed doors to the front and rear elevations, door leading off to:

Garage
14'9" x 8'6" approx (4.5m x 2.6m approx)

Utility
Sink, base units with space and plumbing for washing machine, space and point for tumble dryer, light and power.

First Floor Landing
Carpeted flooring, access to the loft, stained glass window to the rear elevation, picture rail, wall mounted radiator, storage cupboard, doors leading off to:

Bathroom
8'79 x 8'58 approx (2.44m x 2.44m approx)
Tiled flooring, tiled splashbacks, vanity wash hand basin with mixer tap, WC, freestanding bath, shower enclosure with mains fed shower, UPVC double glazed window to the side elevation, underfloor heating, recessed spotlights to the ceiling.

Bedroom One
15'55 x 11'42 approx (4.57m x 3.35m approx)
Wall mounted radiator, UPVC double glazed window to the rear elevation, recessed spotlights to the ceiling, built-in wardrobes and vanity unit, laminate flooring.

Bedroom Two
12'61 x 11'50 approx (3.66m x 3.35m approx)
UPVC double glazed windows to the front elevation, wall mounted radiator, carpeted flooring, coving to the ceiling.

Bedroom Three
12'53 x 7'62 approx (3.66m x 2.13m approx)
Coving to the ceiling, picture rail, wall mounted radiator, carpeted flooring, UPVC double glazed window to the front elevation.

Bedroom Four
13'5" x 12'5" approx (4.1m x 3.8m approx)
Coving to the ceiling, picture rail, wall mounted radiator, carpeted flooring, UPVC double glazed window to the rear elevation.

Outside

Front of Property
To the front of the property there is a driveway providing off the road parking, access to the garage, EV charger, side access to the rear of the property, garden laid to lawn, with walled and fenced boundaries incorporating a gate giving access to the entrance pathway.

Rear of Property
To the rear of the property there is an enclosed rear garden with raised deck, paved patio area, garden laid to lawn with a range of mature shrubs and trees planted to the borders, hedging and fencing to the boundaries, side access to the front of the property.

Agents Notes: Additional Information
Council Tax Band: F
Local Authority: Gedling
Electricity: Mains supply
Water: Mains supply
Heating: Mains gas
Septic Tank : No
Broadband: BT, Sky, Virgin
Broadband Speed: Standard 17mbps Ultrafast 1800mbps
Phone Signal: 02, Vodafone, EE, Three
Sewage: Mains supply
Flood Risk: No flooding in the past 5 years
Flood Defences: No
Non-Standard Construction: No
Any Legal Restrictions: No
Other Material Issues: No



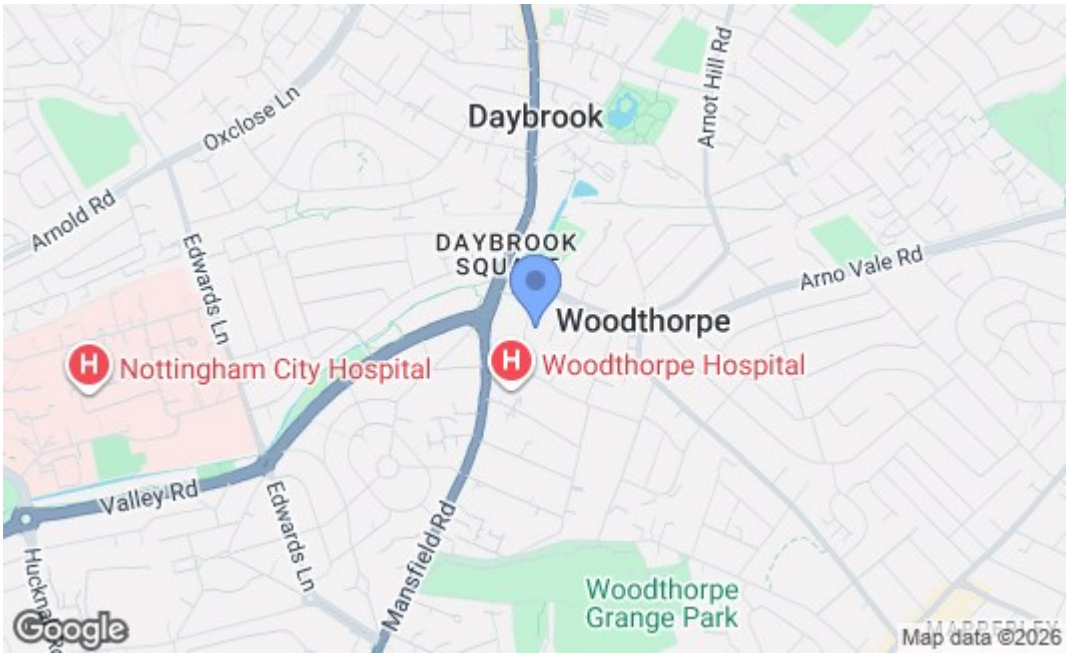


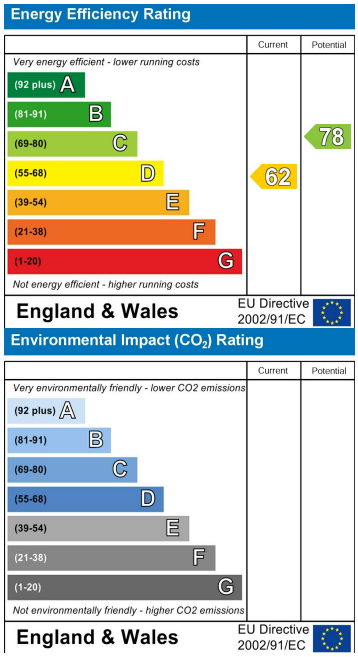












These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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