



17 Fleming Drive, Woodbeck, DN22
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£155,000



KEY FEATURES

- NO UPWARD CHAIN
- PERFECT FOR FIRST TIME BUYERS OR INVESTORS
- THREE BEDROOMS
- DUAL ASPECT LOUNGE DINER
- KITCHEN
- FAMILY BATHROOM
- EPC RATING E
- FREEHOLD
- COUNCIL TAX A





This charming three-bedroom semi-detached home in Woodbeck, Nottinghamshire, offers a wonderful opportunity for buyers looking for a spacious and welcoming property with plenty of potential. Set on a freehold plot, the home enjoys a generous private rear garden, ideal for families, entertaining, gardening, or simply relaxing outdoors, along with a driveway providing off-road parking for several vehicles.

Inside, the property offers a bright and comfortable dual aspect lounge diner, filled with natural light and providing a versatile space for both everyday living and family gatherings. The adjoining kitchen is well laid out and practical, offering ample space for cooking and storage. Upstairs, there are three well-proportioned bedrooms, suitable for growing families, guests, or those needing a home office, alongside a family bathroom fitted for day-to-day convenience.

The property also benefits from solid fuel heating and is offered to the market with no upward chain, helping to make the moving process smoother for prospective buyers. With an EPC rating of 'E', there is also scope for future improvements and personal touches to truly make the home your own. Whether you are a first-time buyer, investor, or simply searching for a property you can settle into and update over time, this home offers comfort, space, and excellent potential.

Local Area

Woodbeck is a peaceful Nottinghamshire village offering a relaxed lifestyle surrounded by countryside while still remaining well

connected to nearby towns and amenities. The area has a friendly community feel and is ideal for those seeking a quieter setting without feeling isolated. With local services, green open spaces, and convenient transport links close by, Woodbeck provides a lovely balance of rural charm and everyday practicality.

Entrance Hallway

Obscure glazed entrance door, understairs storage cupboard, and double glazed window to the front aspect.

Living Room 6.3m x 4.1m (20'8" x 13'6")

Bright dual aspect reception room featuring windows to the front and rear aspects, fireplace, and radiators.

Kitchen 2.32m x 3.17m (7'7" x 10'5")

Fitted with a range of wall and base units, bowl-and-a-quarter sink with drainer and mixer tap, electric double oven, four-ring electric hob, space for an American-style fridge freezer, plumbing and space for a freestanding washing machine, radiator, rear aspect windows, and access door to the outside.

First Floor Landing

Double glazed window to the side aspect, access to all first floor accommodation, and built-in storage cupboard housing the hot water tank.

Bedroom One 3.1m x 2.9m (10'2" x 9'6")

Double glazed window to the front aspect, fitted storage wardrobes, and single panel radiator.

Bedroom Two 3.18m x 2.9m (10'5" x 9'6")

Double glazed window to the rear aspect and single panel radiator.

Bedroom Three 2.37m x 2.65m (7'10" x 8'8")

Double glazed window to the rear aspect, single panel radiator, and useful fitted storage space.

Bathroom 1.44m x 1.96m (4'8" x 6'5")





Obscure double glazed window, panel bath with shower attachment and folding screen, wash hand basin, and dual flush WC.

Externally

The front of the property is accessed via a small path leading to the front door and continues along the fence line to a gate, that provides access to the rear garden.

To the rear of the property the driveway, with space for multiple vehicles, extends from the road to the rear of the property. Alongside this sits an expansive garden that is private and enclosed by hedging and is laid to lawn.

Disclaimer

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed, If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. The floor plan shown in these particulars is for illustrative purposes only and should not be interpreted as a scaled drawing. Any site measurements given are subject to site survey.

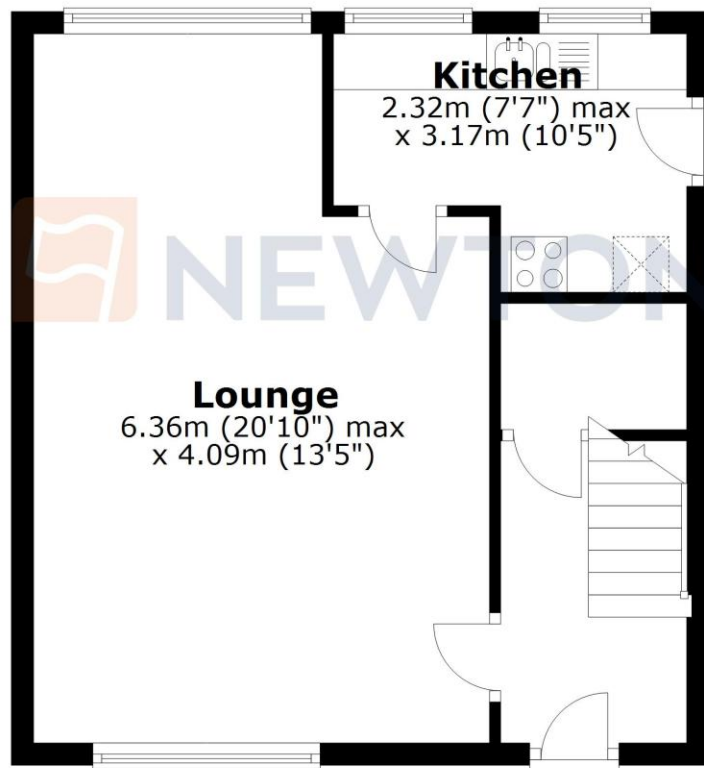
Services

We wish to advise prospective purchasers that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective purchasers to commission their own survey or service reports before finalising their offer to purchase.



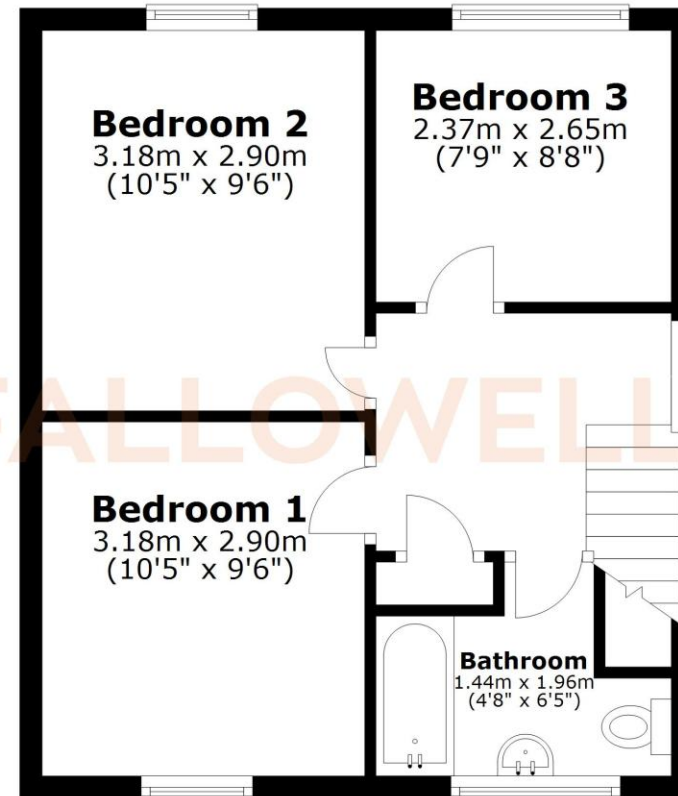
Ground Floor

Approx. 38.5 sq. metres (414.6 sq. feet)

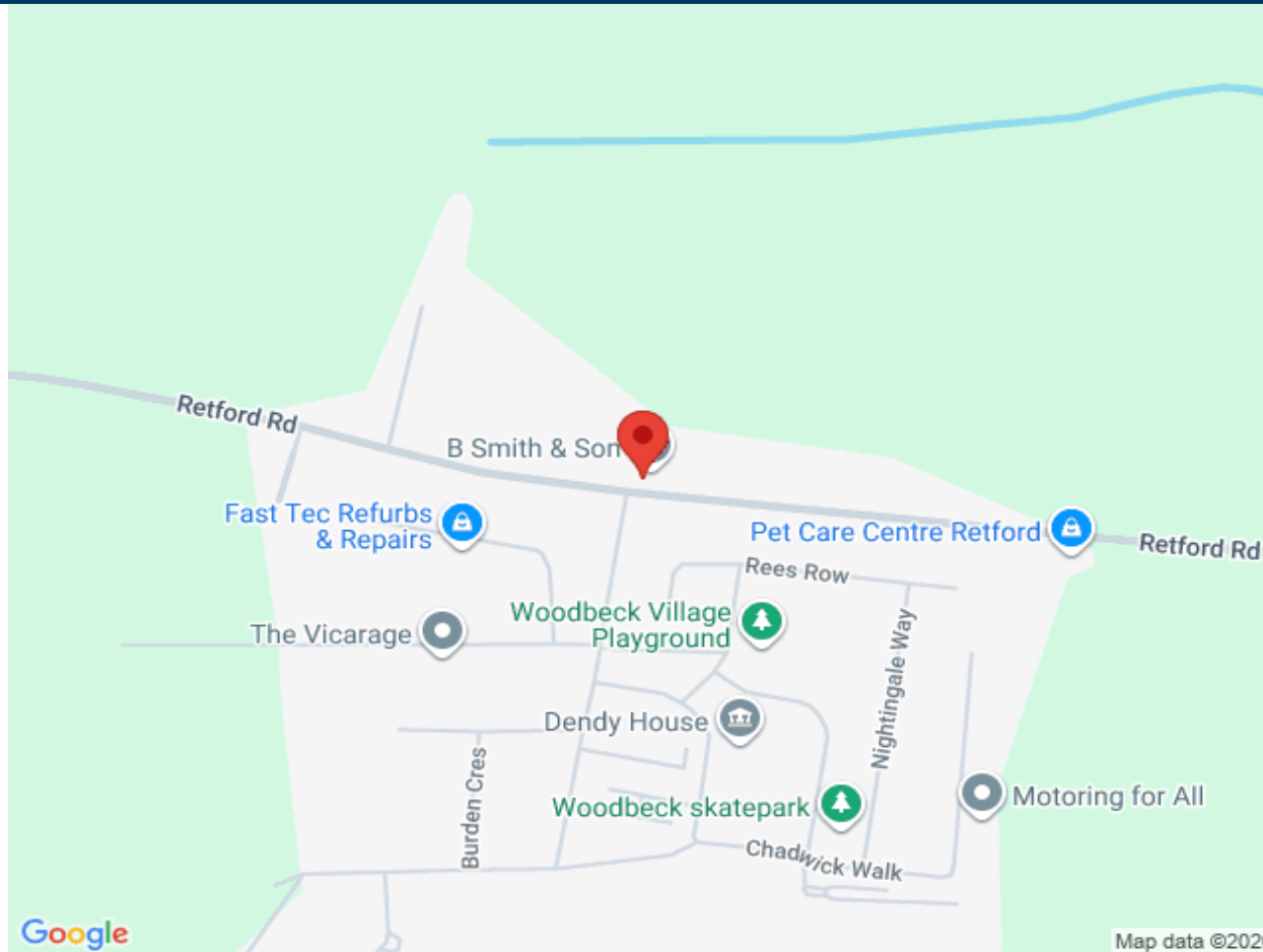


First Floor

Approx. 36.9 sq. metres (397.2 sq. feet)



Total area: approx. 75.4 sq. metres (811.9 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

