



42 Fairview Road, Woodthorpe - NG5 4GW

Guide Price **£325,000**





42 Fairview Road

Woodthorpe, Nottingham

SOUGHT-AFTER CUL-DE-SAC LOCATION IN WOODTHORPE! Detached three bed home with dual aspect lounge-dining room, stylish kitchen alongside spacious bathroom, southerly garden, detached garage & driveway.

Council Tax band: C

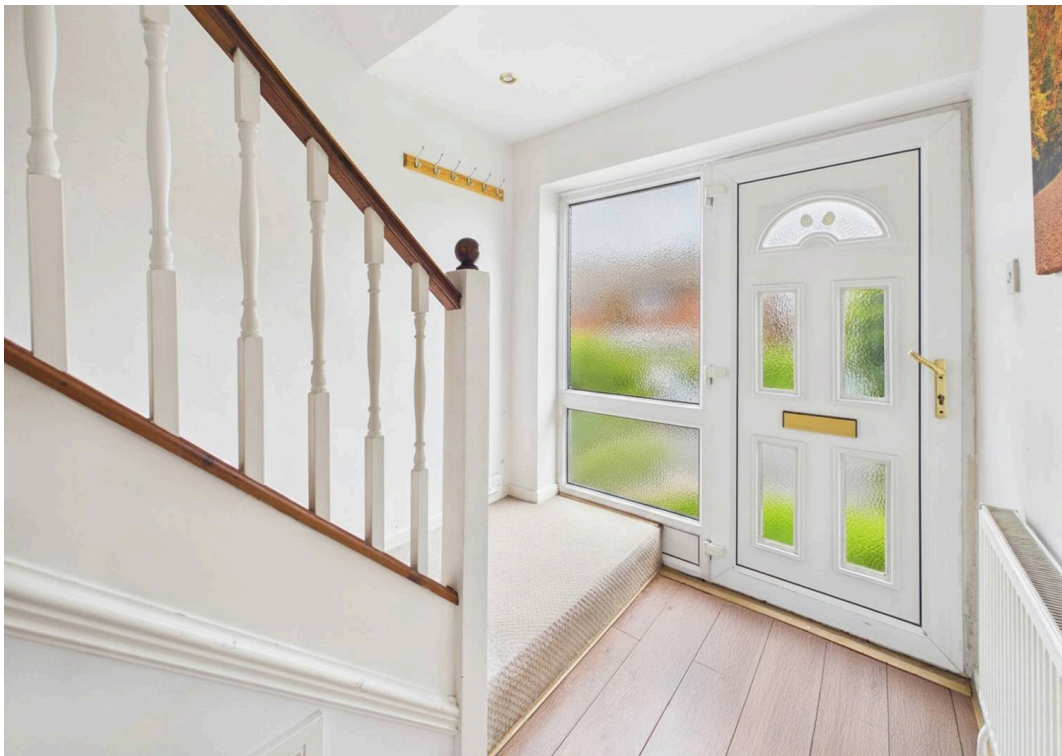
Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Detached home in a sought-after Woodthorpe cul-de-sac setting
- Convenient location near Woodthorpe Grange Park, schools, bus links and shops
- Ideal for families and those searching for a home close to amenities
- Spacious dual-aspect lounge/dining room with fireplace and French doors
- Stylish fitted kitchen with a range of integrated appliances
- Three bright and well-proportioned first floor bedrooms
- Spacious four-piece bathroom with freestanding bath and separate shower enclosure
- Gas central heating and UPVC double glazing
- Southerly rear garden with lawn, pergola and decked entertaining space
- Detached garage plus driveway providing off-street parking







Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

72 m²

775 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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