



4 Patterdale Road, Woodthorpe - NG5 4LF

Guide Price £475,000

DavidJames
the estate agent



4 Patterdale Road

Woodthorpe, Nottingham

Superb 4 bed detached home with no chain in the sought after Woodthorpe! Featuring generously sized open-plan living with separate spacious lounge, southerly-facing rear garden, driveway plus garage.

Council Tax band: E

Tenure: Freehold

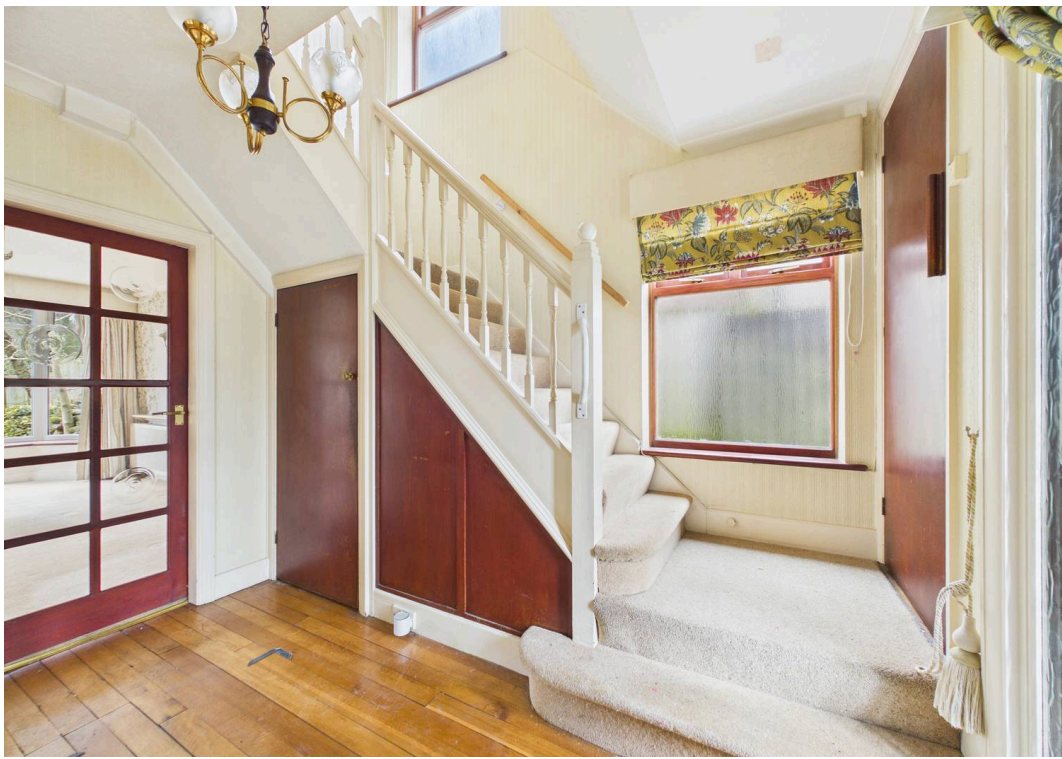
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Superb traditional detached home standing on a generously-sized plot
- Set within the peaceful and highly sought after area of Woodthorpe
- Offered to the market with no upward chain with potential to enhance to your own taste
- Near to local amenities, well-regarded schools and convenient bus services
- Generously-sized open-plan living space with spacious sitting and family area
- Large dining kitchen area with elegant shaker style units and feature French doors
- Spacious second reception room with delightful fireplace
- Four bedrooms with three generously sized double bedrooms
- Large well-appointed four-piece bathroom suite with separate shower enclosure
- Stunning southerly-facing rear garden and garage with driveway providing off-street parking









Floor 0



Floor 1



Approximate total area⁽¹⁾

148.9 m²

1605 ft²

Reduced headroom

7.7 m²

83 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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