

# 31 Marlborough Road, Woodthorpe - NG5 4GB

Guide Price **£325,000 - £350,000**

DavidJames
*the* estate agent







# 31 Marlborough Road

## Woodthorpe, Nottingham

GUIDE PRICE £325,000-£350,000 NO CHAIN!
Extended Woodthorpe home with 2 reception rooms, sunroom and 4 beds alongside both a bathroom and shower room plus a delightful rear garden! Ideal for families!
Council Tax band: C

Tenure: Freehold

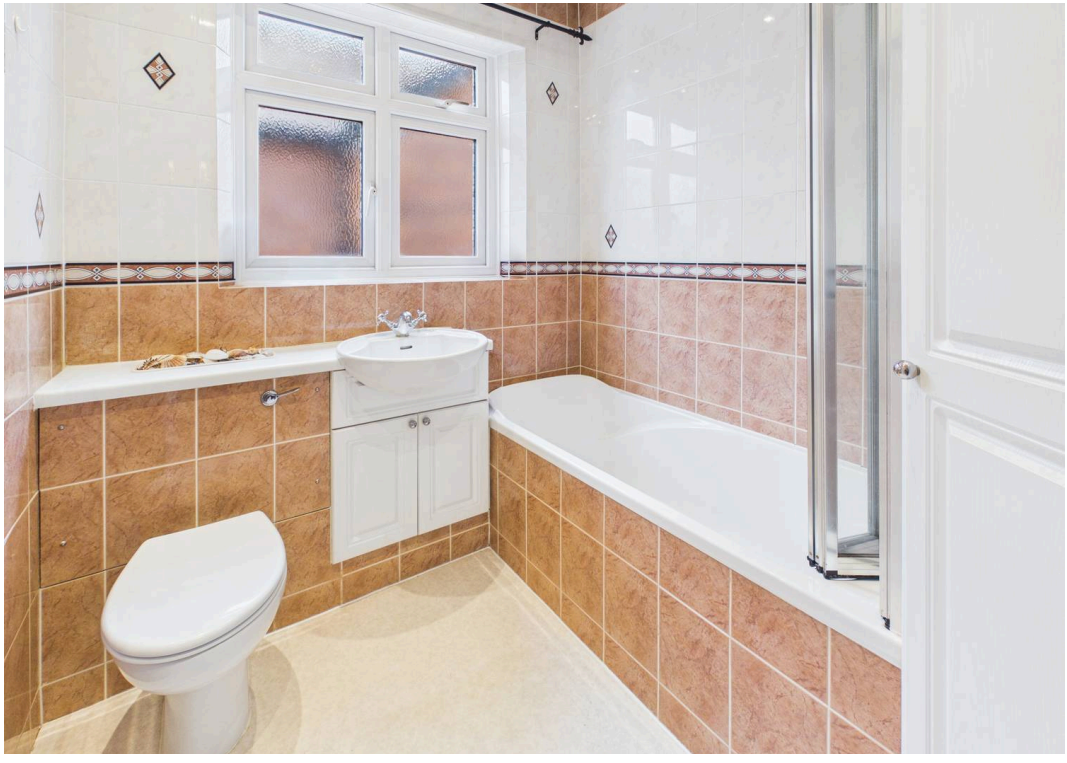
- Extended three-storey semi-detached family home
- Offered to the market with no upward chain
- Desirable Woodthorpe location close to sought-after schools and Mapperley's nearby amenities
- Ideal for commuters with easy access to the ring road and frequent bus services
- Two spacious reception rooms (lounge and separate dining room)
- Well-equipped fitted kitchen with a range of integrated appliances
- Bright and inviting sunroom with patio doors overlooking the rear garden
- Four well-proportioned bedrooms arranged across two floors
- First floor bathroom and a convenient separate shower room
- Delightful rear garden with lawn, mature planting and pergola

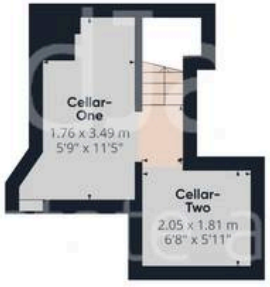




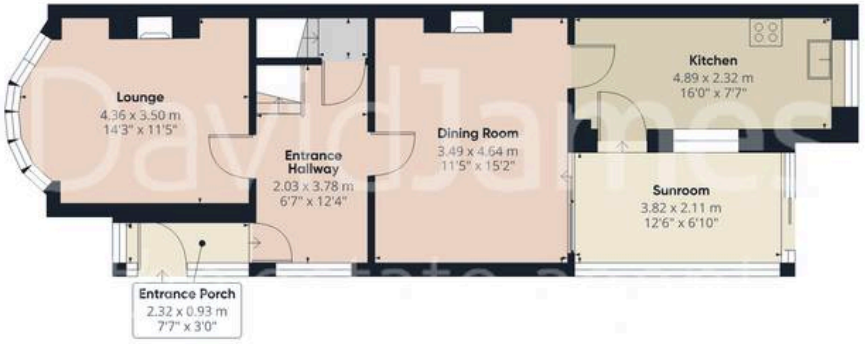









Floor -1




Floor 0







Floor 1




Floor 2

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**Approximate total area**(1)

126 m²

1358 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.

GIRAFFE360



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