



73 Breckhill Road, Woodthorpe – NG5 4GQ

Guide Price **£550,000**

DavidJames
the estate agent



73 Breckhill Road

Woodthorpe, Nottingham

WOODTHORPE LOCATION! Substantial split-level detached five bedroom family home offering generous open-plan kitchen/living, lounge, 2 shower rooms, bathroom & large rear garden with driveway & garage!

Council Tax band: E

Tenure: Freehold

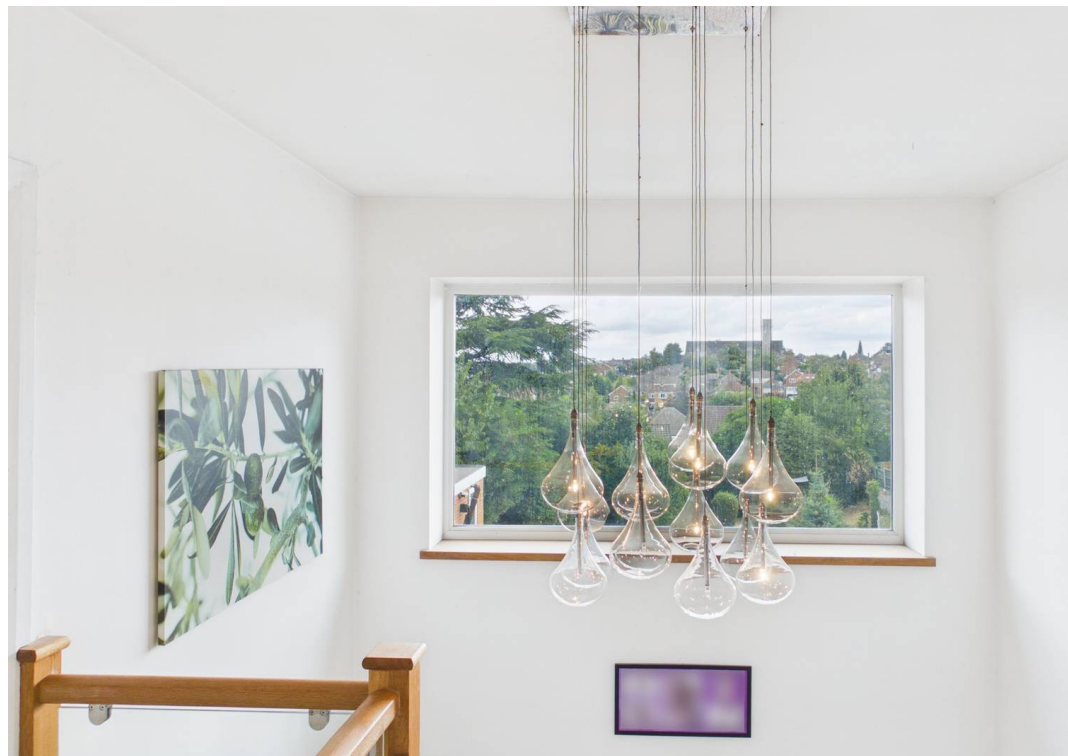
EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: C

- Substantial split-level detached house with delightful views
- Perfect for families and those seeking extensive and versatile accommodation
- Woodthorpe location close to local schools, Mapperley's amenities and regular bus services
- Spacious lounge with wood-burning stove and feature French doors
- Generous open-plan kitchen/living with range of integrated cooking appliances
- Spacious pantry, utility room and a separate dedicated home office
- Five well-proportioned ground floor double bedrooms
- Family bathroom, en-suite shower room and separate lower ground floor shower room
- Large established rear garden with lawn, patios and established planting
- Detached garage with extensive block-paved side and rear driveway









Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

193.2 m²

2079 ft²

Reduced headroom

0.7 m²

7 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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