



8 Worcester Road, Woodthorpe, NG5 4HY

£300,000

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Marriotts



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- Extended detached family home, on a sought-after tree-lined road in Woodthorpe
- Spacious through lounge, with extended dining room with French doors to the garden
- Off street parking, enclosed rear garden. Close to Arnot Hill Park and Woodthorpe Grange Park
- Three bedrooms (two doubles and one single)
- Fitted kitchen with dining area and spacious through lounge
- NO UPWARD CHAIN

Extended Three-Bedroom Detached Family Home - No Upward Chain

Offered to the market with NO UPWARD CHAIN, this extended three-bedroom detached home is located on a popular tree-lined road in the heart of Woodthorpe. Offering spacious and well-balanced accommodation throughout, the property is perfectly suited to families looking to enjoy a desirable residential location close to excellent amenities.

The ground floor features a spacious fitted kitchen with ample dining space, alongside a generous full-length lounge that flows seamlessly into the extended dining room. French doors open directly onto the rear garden, creating an ideal space for entertaining and family living.

Upstairs, there are three well-proportioned bedrooms, including two doubles and a comfortable single bedroom. The modern family bathroom is fitted with a stylish P-shaped bath and shower over, while a separate cloakroom provides added convenience for busy households.

Externally, the property benefits from a driveway providing off-street parking to the front, while the fully enclosed rear garden features a lawned area, offering a safe and private outdoor space for children, pets and summer entertaining.

Ideally located within easy walking distance of regular bus services to Nottingham City Centre, Arnold and Mapperley, the property also enjoys close proximity to the beautiful Arnot Hill Park and Woodthorpe Grange Park, making it an excellent choice for those seeking both convenience and green open spaces.



£300,000



Overview

Situation on a tree-lined road in the desirable area of Woodthorpe, Nottingham, this delightful, detached house, is extended and offered for sale with no upward chain!

Upon entering, you are greeted by a spacious entrance hall, which leads into the through lounge/dining room, providing a generous area for relaxation and entertaining, while the kitchen diner is perfect for family meals and gatherings. The property features a well-appointed bathroom and a separate WC, an enclosed rear garden, as well as off-street parking for two vehicles at the front. The property is neutrally decorated throughout, allowing you to move in with ease and add your personal touch.

Conveniently located within easy reach of Arnot Hill Park and Woodthorpe Grange Park, perfect for leisurely strolls or family outings. Additionally, a variety of local amenities and bus routes to Mapperley and Nottingham city centre are just a stone's throw away, making this location both practical and appealing. Don't miss the opportunity to view this charming home in a sought-after area.

Entrance

From the open storm porch a composite front door leads into the entrance hall, with stained glass double glazed window framing the door, wood effect laminate flooring, radiator, carpeted stairs to the first floor with understairs cupboard housing the gas & electric meters.

Kitchen diner

The fitted kitchen has wall and floor cabinets with wooden worktop, stainless steel double bowl sink & mixer tap, space for fridge freezer, washer, dishwasher, oven and extractor over. There is a pantry & low level cupboard housing the RCD board. Vinyl flooring, radiator, UPVC double glazed window to the side and from the dining area UPVC double glazed window and door to the rear.

Lounge and dining room

The lounge is extended to the rear to create an additional living/dining space, which has laminate flooring, radiator and French double glazed doors into the garden.

An arch opens into the through lounge which is carpeted, there is an open fire place and hearth, two radiators, UPVC double glazed bay windows to the front and a door leading back into the hallway.

Landing

Carpeted with UPVC double glazed window to the side, loft access and storage cupboard.

Bedroom 1

With fitted wardrobes, carpet, radiator, UPVC double glazed bay windows to the front.

Bedroom 2

UPVC double glazed window to the rear, carpet and radiator

Bedroom 3

UPVC double glazed window to the front, carpet and radiator

Bathroom

The bathroom is fitted with a P shaped bath with mixer taps & metro wall tiles around, electric shower and curved glass shower screen, wash hand basin with mixer taps, extractor fan, heated towel rail, tiled floor and UPVC double glazed window to the rear.

Separate WC

With tiled floor, toilet with dual flush and UPVC double glazed window to the side.

Outside

The rear garden is fully enclosed with side access via a wooden gate. A few steps lead to the top lawn which has mature plants and a small shed.

To the front there is a concrete driveway to the front and side, providing off street parking.

Material Information

TENURE: Freehold

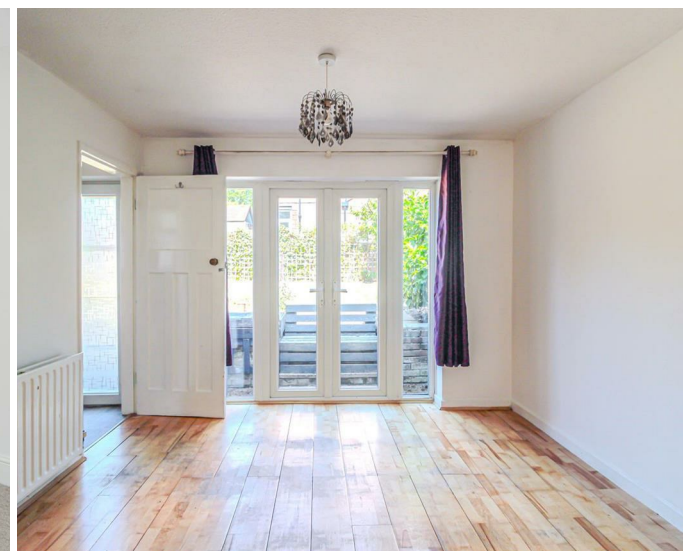
COUNCIL TAX: Gedling - Band C

PROPERTY CONSTRUCTION: Solid brick

ANY RIGHTS OF WAY AFFECTING PROPERTY: No

CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: No

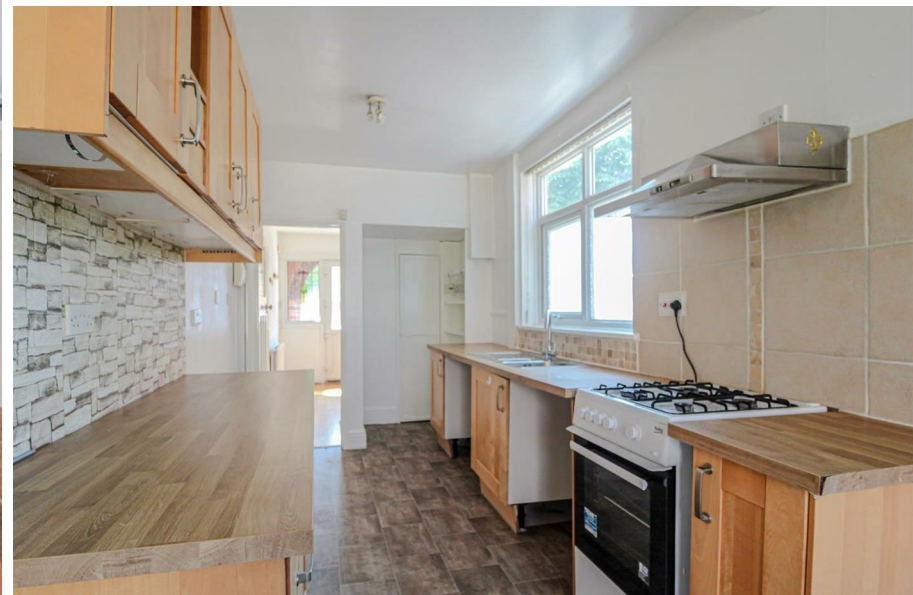
FLOOD RISK: Very low



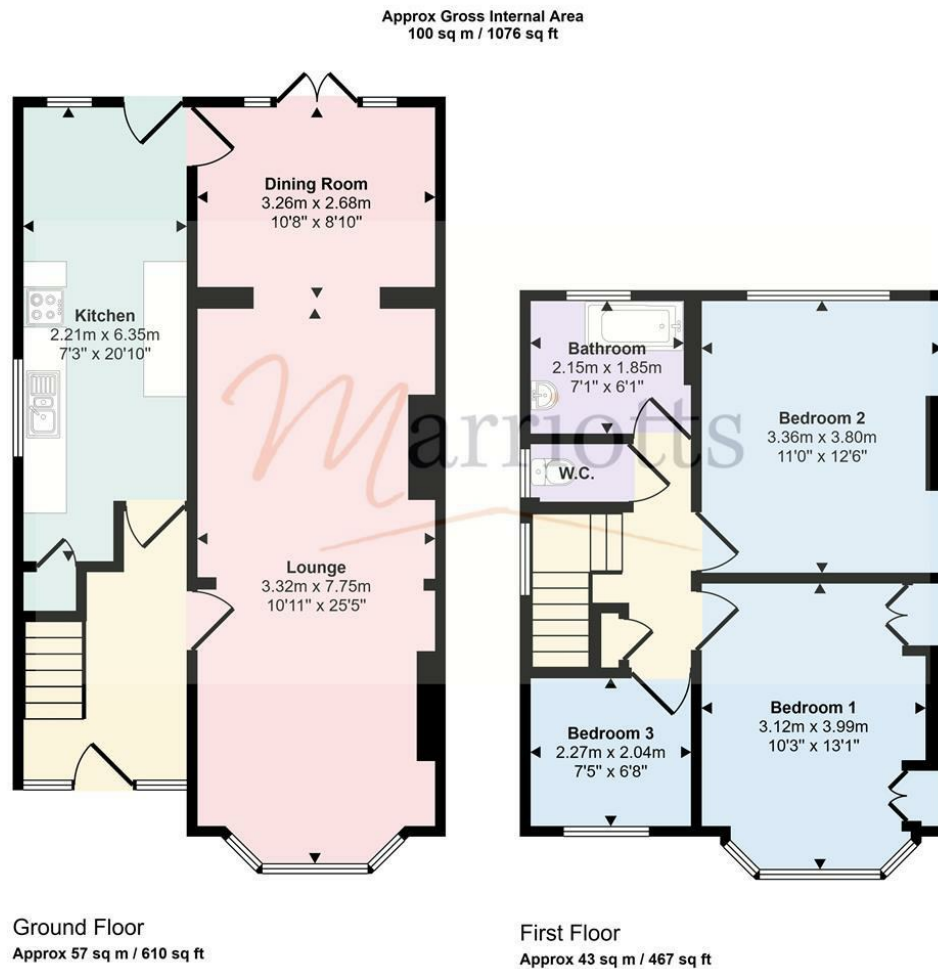




ASBESTOS PRESENT: Not known
ANY KNOWN EXTERNAL FACTORS: No
LOCATION OF BOILER: Loft
UTILITIES - mains gas, electric, water and sewerage.
MAINS GAS PROVIDER:
MAINS ELECTRICITY PROVIDER:
MAINS WATER PROVIDER: Severn Trent
MAINS SEWERAGE PROVIDER: Severn Trent
WATER METER:
BROADBAND AVAILABILITY: Please visit Ofcom - Broadband and Mobile coverage checker.
MOBILE SIGNAL/COVERAGE: Please visit Ofcom - Broadband and Mobile coverage checker.
ELECTRIC CAR CHARGING POINT: not available.
ACCESS AND SAFETY INFORMATION: Level access to the front, some steps in the rear garden







This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



Please contact us on **0115 953 6644** should you wish to arrange to view this property or if you require any further information.

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