



39 Marlborough Road, Woodthorpe, NG5 4GB

£299,500



Marriotts







# 39 Marlborough Road Woodthorpe, NG5 4GB

- Four bedrooms and walk-in wardrobe
- Large breakfast kitchen
- Large brick-built outbuilding
- Two reception rooms
- Solar panels
- Re-roofed in 2007

A bay-fronted Victorian semi-detached house in a sought-after area with accommodation over two floors, with four bedrooms (originally three), two reception rooms and a good-sized breakfast kitchen. The enclosed rear garden also has a large full-width brick-built outbuilding, which could make a great garden room/home office. The property also has gas central heating, majority UPVC double glazing, solar panels and a new Spanish slate roof in 2007!



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## Entrance Hall

With UPVC double-glazed front entrance door, radiator, original decorative arch and coving, stairs to the first floor landing and doors to both reception rooms.

## Front Living Room

With original ceramic tiled fireplace and hearth with coal effect electric fire, UPVC double glazed bay window to the front, two radiators, original decorative coving and ceiling rose.

## Dining/Sitting Room

Also with a decorative ceiling rose and an original ceramic tile fireplace and hearth with coal-effect electric fire. Side window, UPVC double-glazed rear window and door through to the breakfast kitchen.

## Breakfast Kitchen

A range of units with polished granite effects worktops with an inset stainless steel sink unit and drainer, electric cooker point with black extractor hood, plumbing for washing machine, under-stair cupboard, radiator and UPVC double-glazed side door.



## First Floor Landing

Over-stair wardrobe and loft access.

## Bedroom 1

UPVC double-glazed front window and radiator.

## Bedroom 2

Wall-mounted gas boiler, UPVC double-glazed rear window and radiator.

## Bedroom 4/Study

UPVC double-glazed front window and radiator.

## Bedroom 3

Pedestal wash basin with tiled splashback, UPVC double-glazed rear window and radiator,

## Walk-in Wardrobe

Built-in shelved cupboard and UPVC double-glazed side window.

## Shower Room

Consisting of a large fully tiled cubicle with chrome main shower, wash basin and concealed cistern dual flush toilet set into a vanity surround with base cupboards. Half tiling to the remaining walls, ladder towel rail, airing cupboard housing the hot water cylinder and window to the side.

## Outside

To the front is a small walled frontage. Side shared pedestrian access with a gate leads to a side yard area with a rockery and an outside tap. Picket fence with gate then leads to the garden, where there is a raised planter, borders containing seasonal bedding plants and enclosed with a majority walled perimeter. At the end of the garden is a large full-width brick-built timber-clad outbuilding, with tiled roof and UPVC double-glazed windows and entrance door. A great space that could easily be converted into a home office space or garden room.

## Material Information

TENURE: Freehold

COUNCIL TAX: Gedling Borough - Band C

PROPERTY CONSTRUCTION: Solid brick

ANY RIGHTS OF WAY AFFECTING PROPERTY: no

CURRENT PLANNING PERMISSIONS/DEVELOPMENT



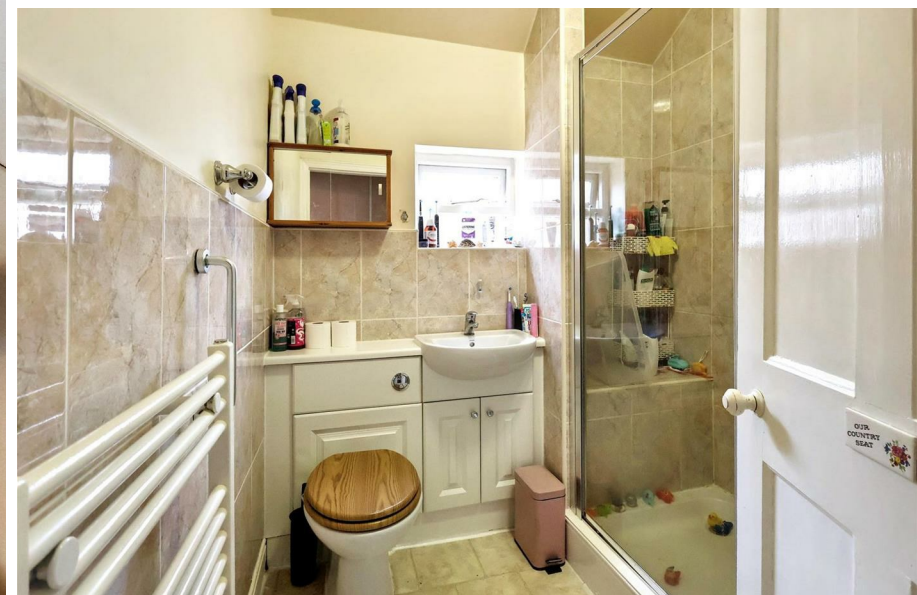








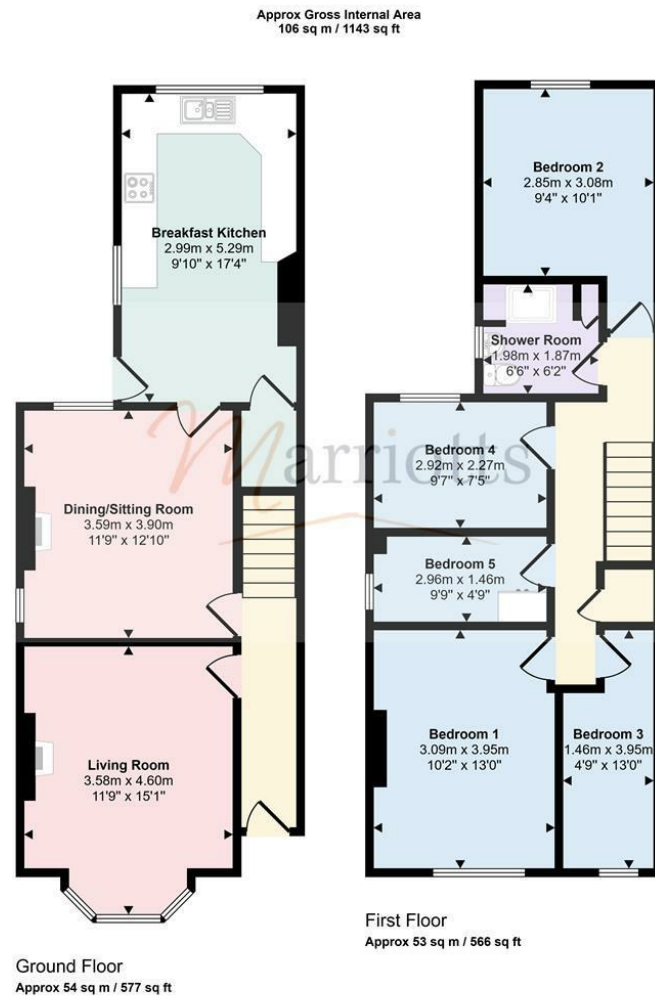
PROPOSALS: no  
 FLOOD RISK: low  
 ASBESTOS PRESENT: n/k  
 ANY KNOWN EXTERNAL FACTORS: n/k  
 LOCATION OF BOILER: back bedroom  
 UTILITIES - mains gas, electric, water and sewerage.  
 MAINS GAS PROVIDER: British Gas  
 MAINS ELECTRICITY PROVIDER: British Gas  
 MAINS WATER PROVIDER: Severn Trent  
 MAINS SEWERAGE PROVIDER: Severn Trent  
 WATER METER: Yes  
 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





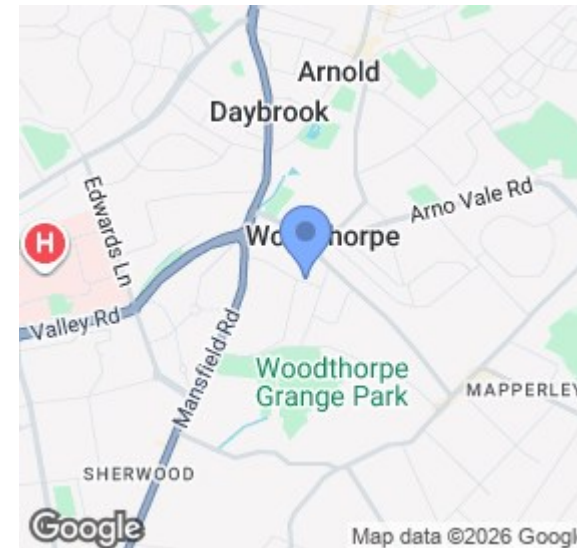






This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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

| Energy Efficiency Rating                    |                            |           |
|---------------------------------------------|----------------------------|-----------|
|                                             | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            |                            | <b>77</b> |
| (55-68) <b>D</b>                            | <b>62</b>                  |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>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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