



15 Revesby Road, Woodthorpe, NG5 4LJ
Price Guide £325,000



Marriotts



15 Revesby Road Woodthorpe, NG5 4LJ

- Detached bungalow with garage and driveway
- Bathroom with 3-piece suite
- Spacious lounge
- 3 bedrooms, master with fitted wardrobes
- Dining dining kitchen with French doors to the garden
- UPVC double glazing, combination boiler fitted November 2024

GUIDE PRICE £325,000 - £350,000. Charming and inviting, this 3 bedroom detached bungalow offers comfortable living space with a stunning rear garden, garage and driveway. From the spacious hallway the accommodation comprises of a large lounge, 3 bedrooms with the master having fitted wardrobes, kitchen diner and bathroom with 3-piece suite. Benefiting from UPVC double glazing, combination boiler fitted in November 2024 and under warranty until 2034, off street parking and detached garage.



Price Guide £325,000



Overview

Located in the desirable area of Woodthorpe, Nottingham, this charming detached bungalow presents an excellent opportunity for those seeking a comfortable and inviting home. Located within easy reach of Mapperley and Arnolds amenities, including regular bus services, shops and restaurants. Woodthorpe Grange Park is also a short distance away.

Upon entering, you are welcomed by a spacious hallway that leads to a large lounge, perfect for relaxation and entertaining. The master bedroom features fitted wardrobes, providing ample storage space, while the additional 2 bedrooms are equally well sized. The kitchen diner is a delightful space for family meals, and the bathroom is equipped with a modern three-piece suite.

One of the standout features of this bungalow is the stunning rear garden, which offers a tranquil retreat for outdoor enjoyment. The property also benefits from UPVC double glazing, ensuring warmth and energy efficiency throughout the year. A combination boiler, installed in November 2024 and under warranty until 2034, adds to the appeal.

For those with vehicles, the property includes off-street parking and a detached garage, offering convenience and security. This delightful bungalow is not only a comfortable living space but also a wonderful opportunity to enjoy the serene lifestyle that Woodthorpe has to offer. Don't miss the chance to make this charming property your new home.

Hallway

The property is accessed via an open porch with UPVC door and side glazed panel leading into the hallway, with carpet, radiator, loft access, wall mounted alarm controls, single storage cupboard which houses the RCD board & electric meters, and additional double doored storage cupboard.

Lounge

With feature gas fire, hearth and surround, radiator, wood effect laminate flooring, UPVC bay window and two UPVC side windows.

Kitchen diner

The kitchen is fitted with a range of wood wall and floor cabinets, with integrated under counter fridge, integrated electric oven and electric hob, plumbing is available for a dishwasher and there is space for an undercounter freezer. Tiled worktop, stainless steel sink, drainer and mixer tap, tiled floor, storage cupboard housing the combination boiler - Fitted in November 2024 and under warranty until 2034. UPVC French doors into the garden and UPVC window to the side.

Bedroom 1

UPVC bay window to the front, fitted wardrobes, radiator, wood effect laminate flooring.

Bedroom 2

UPVC window to the side, fitted storage cupboard, radiator, wood effect laminate flooring.

Bedroom 3

UPVC window to the rear, radiator, wood effect laminate flooring.

Bathroom

The bathroom is fitted with a white 3-piece suite comprising of bath with electric shower over and glass screen, toilet with duel flush and wash hand basin with mixer tap. There is a low level cupboard, radiator, extractor fan, two UPVC windows to the rear and wood effect laminate flooring.

Outside

To the front the property sits behind a low brick wall with gated access either side to the walkway and driveway which leads to the garage, the front garden has a lawn and mature shrubs to the boarders.

The rear garden has a top paved patio, with access to the outdoor stores and the garage side door. Steps lead down to the lawn which is surrounded by mature plants and there is a further large raised paved patio to the bottom right hand corner. There is also an outside tap and electric point. The garage has a UPVC side door, UPVC window to the rear, up & over main door, power and lighting.

Material Information

TENURE: Freehold

COUNCIL TAX: Gedling borough - Band D

PROPERTY CONSTRUCTION: Cavity brick

ANY RIGHTS OF WAY AFFECTING PROPERTY: unknown

CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: No

FLOOD RISK: Low

ASBESTOS PRESENT: No

ANY KNOWN EXTERNAL FACTORS:

LOCATION OF BOILER: Kitchen cupboard

UTILITIES - mains gas, electric, water and sewerage.

MAINS GAS PROVIDER: E-on

MAINS ELECTRICITY PROVIDER: E-on

MAINS WATER PROVIDER: Severn Trent

MAINS SEWERAGE PROVIDER: Severn Trent

WATER METER: Yes



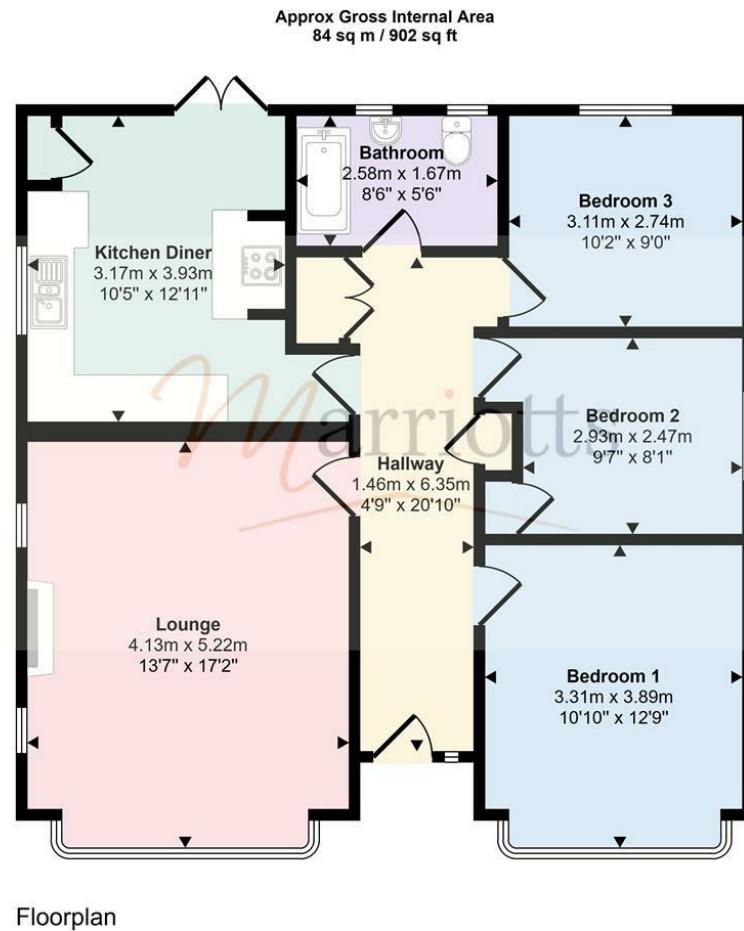




BROADBAND AVAILABILITY: Please visit Ofcom - Broadband and Mobile coverage checker.
MOBILE SIGNAL/COVERAGE: Please visit Ofcom - Broadband and Mobile coverage checker.
ELECTRIC CAR CHARGING POINT: not available.
ACCESS AND SAFETY INFORMATION: Level access to the front, steps to the rear garden



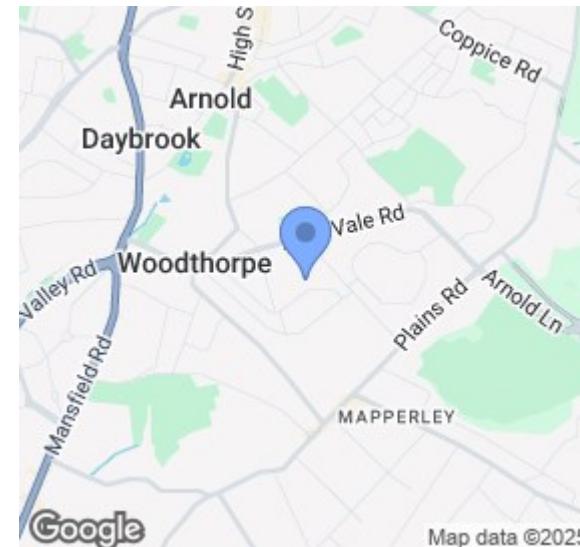
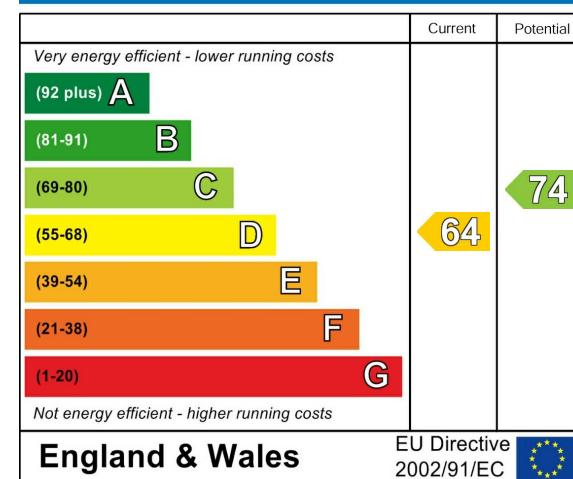




This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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



Energy Efficiency Rating



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

1. We believe these particulars, including the text, photographs and floorplans to be accurate. They are for general guidance only and do not constitute any part of an offer or contract. Measurements are approximate. The property's services, appliances, heating installations, plumbing and electrical systems have not been tested and intending purchasers are advised to make their own independent enquiries and inspections.
2. No person in the employment of Marriots has the authority to make or give any representation or warranty in respect of the property, and they assume no responsibility for any statement made in these particulars.
3. No responsibility can be accepted for any expense or loss incurred before, during or after a property viewing arranged by Marriots.
4. Money Laundering - Marriots are required by law to ask any prospective purchaser proceeding with a purchase to provide us with verification of identification and proof of address. We are also required to obtain proof of funds and provide evidence of where the funds originated from.
5. Third-party referral arrangements - with the intent to assist our clients with their move we have established professional relationships with trusted suppliers. Where Marriots refer a client we receive a referral commission in some instances: MAB - £300. TG Surveyors - £75 (Inc Vat).

41 Plains Road, Mapperley, Nottingham, NG3 5JU
0115 953 6644
sales@marriots.net

www.Marriots.net

