



8 Worcester Road, Woodthorpe, NG5 4HY  
£325,000

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Marriotts



# 8 Worcester Road Woodthorpe, NG5 4HY

- NO UPWARD CHAIN
- Long through lounge and dining room
- Modern bathroom and separate wc
- Extended detached, 3 bedroom house
- Kitchen diner with pantry
- Off street parking and enclosed rear garden

**NO UPWARD CHAIN** - Extended detached house with 3 bedrooms, bathroom and separate wc, kitchen diner, through lounge and dining room with French doors into the garden. Off street parking to the front. Located on a popular road in Woodthorpe, conveniently located within easy reach of Arnot Hill Park and Woodthorpe Grange Park, local amenities and bus routes.



£325,000



## 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



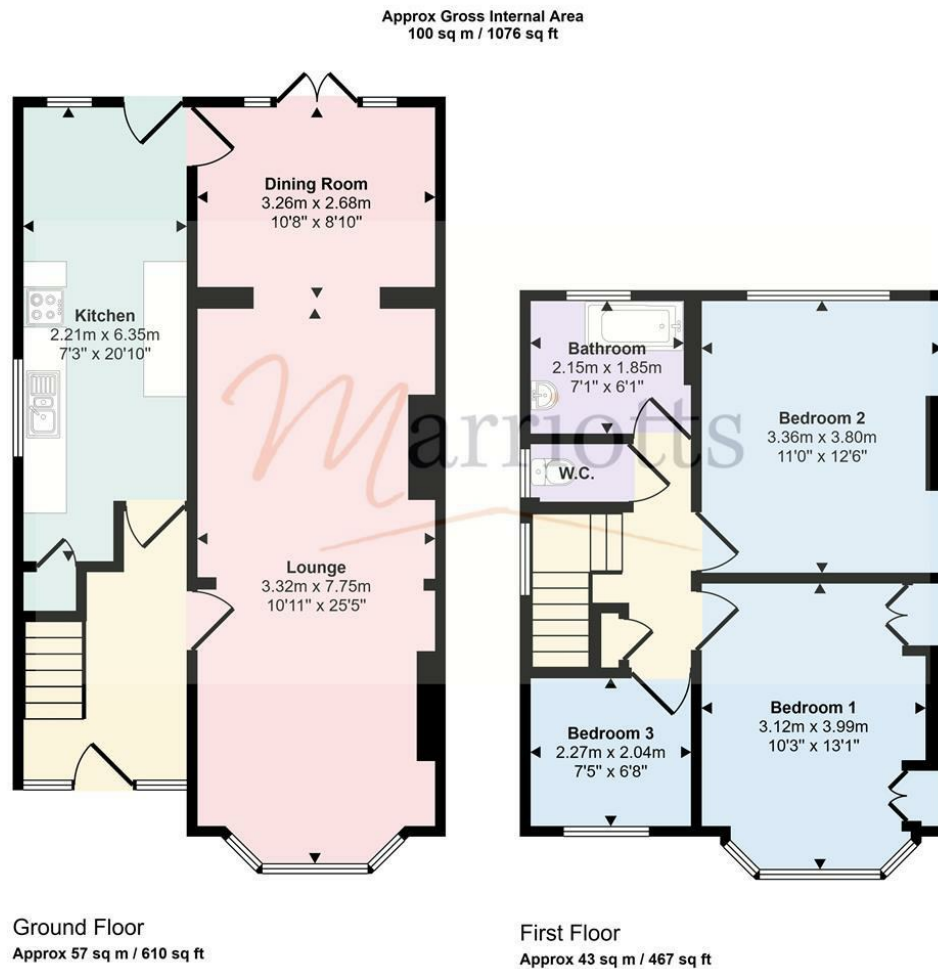




ASBESTOS PRESENT: Not known  
ANY KNOWN EXTERNAL FACTORS: No  
LOCATION OF BOILER: Loft  
UTILITIES - mains gas, electric, water and sewerage.  
MAINS GAS PROVIDER:  
MAINS ELECTRICITY PROVIDER:  
MAINS WATER PROVIDER: Severn Trent  
MAINS SEWERAGE PROVIDER: Severn Trent  
WATER METER:  
BROADBAND AVAILABILITY: 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) <b>A</b>                          |           | <b>85</b>                                                                                                      |
| (81-91) <b>B</b>                            |           |                                                                                                                |
| (69-80) <b>C</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 |           |                                                                                                                |
| England & Wales                             |           | 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.

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.

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