



33 Thackerays Lane, Woodthorpe, NG5 4HU

£310,000

 2  1  2  E





33 Thackerays Lane Woodthorpe, NG5 4HU

- Two bedrooms and box room
- Two reception rooms
- Large four piece bathroom
- Great sized plot
- Kitchen + open plan conservatory
- Re-roofed in 2023

An impressive detached family home located on Thackerays Lane with a large rear garden, two double bedrooms and a box room/study, great sized bathroom with bath and separate shower cubicle, two reception rooms and kitchen that opens up to a spacious UPVC double glazed conservatory!

£310,000



Overview

Nestled on Thackerays Lane in the charming area of Woodthorpe, this impressive detached house offers a wonderful opportunity for both families and individuals seeking a long-term home. And standing on a fantastic plot, this property offers plenty of outdoor space for gardening or recreational activities. If you're looking for a project, this home has significant scope for further development and refurbishment, allowing you to personalise the space to your taste and requirements. For peace of mind, the property had a brand new roof in 2023.

As you enter, you are greeted by the central hallway, with dog-leg staircase and access to the living room and separate dining room, both of which are dual aspect, and door to the inner hall/lobby which leads through to the kitchen, itself being open to a bright and airy UPVC double glazed conservatory, creating a seamless flow between indoor and outdoor living, ideal for those who appreciate natural light and a connection to the garden.

Upstairs there are 2/3 bedrooms, consisting of two well-proportioned double rooms and a box room, plus a great sized bathroom with bath and separate shower cubicle.

Outside there is a front garden and parking for at least two cars, plus the detached garage. To the rear is a large split level lawn with mature borders and trees.

This detached house is a rare find in the area, combining impressive aesthetics with functional living spaces. Whether you are looking to settle down or invest, this property presents an excellent opportunity in a sought-after location.

Entrance Porch

With UPVC double-glazed front entrance door, quarry tiled floor and secondary door through to the hallway.



Hallway

With terracotta tiled floor continuing through to the inner lobby and kitchen, dog-leg staircase to the first floor, radiator and doors to both reception rooms.

Living Room

Black marble fireplace and hearth with brushed steel trim electric pebble fire and decorative marble surround. Radiator, UPVC double-glazed bow window to the front and UPVC double-glazed side window.

Sitting/Dining Room

With a feature original ceramic tiled fire surround and hearth with log effect gas fire, UPVC double-glazed bow window to the front and UPVC double glazed windows on either side.

Inner Lobby

Under-stair utility area with plumbing for a washing machine, RCD board and UPVC double glazed rear window with opening through to the kitchen.

Kitchen

A range of wall and base units with granite effect worktops and an island style unit with an inset one and a half bowl stainless steel sink unit and drainer. Appliances consist of brushed steel trim electric oven and a four-ring gas hob with a brushed steel extractor. Integrated microwave and slim-line dishwasher, ceiling downlights, UPVC double-glazed side window and large opening through the conservatory.

Conservatory

With UPVC double-glazed windows, polycarbonate roof, terracotta floor tiles, two radiators, wall light point and UPVC double glazed double doors to the side.

First Floor Landing

With loft access, 3/4 height wooden panelling and doors to all bedrooms and the bathroom.

Bedroom 1

With a series of built-in part-mirrored wardrobes across two walls, with a large matching chest of drawers and vanity mirror with multiple downlights. UPVC double-glazed bay window to the front with matching fitted chest of drawers and multiple downlights, feature vertical radiator and two wall light points.

Bedroom 2

Built-in double wardrobes with overhead storage and a central dressing table, UPVC double-glazed bay window to the front, UPVC double-glazed side window and vanity sink unit with base cupboard.

Bathroom

With fully tiled walls, contrasting slate coloured floor tiles and LED downlights, the suite, in white, consists of a large walk-in cubicle with fixed head rain shower and a separate mixer. Large full-width bath with central mixer tap, shower mixer and tiled surround. Wash basin with vanity surround and ample cupboards and concealed cistern dual flush toilet, also with vanity surround and ample cupboards. Two chrome ladder towel rails, large built-in airing/linen cupboard and UPVC double-glazed side and rear windows.

Outside

To the front is a lawned garden with a central block edged gravel bed with palm trees and mature borders. The driveway provides off-street parking and leads to the detached garage. The garage is brick-built with a pitched tiled roof and a side door with a pathway leading to the rear of the property. To the rear, the patio extends to the far side of the house with greenhouse and gated access leading back to the front garden. A brick retaining wall with rockery and steps leads up to the main split-level lawn, also with mature borders, various rockeries, mature trees and enclosed with a majority privet hedge perimeter.

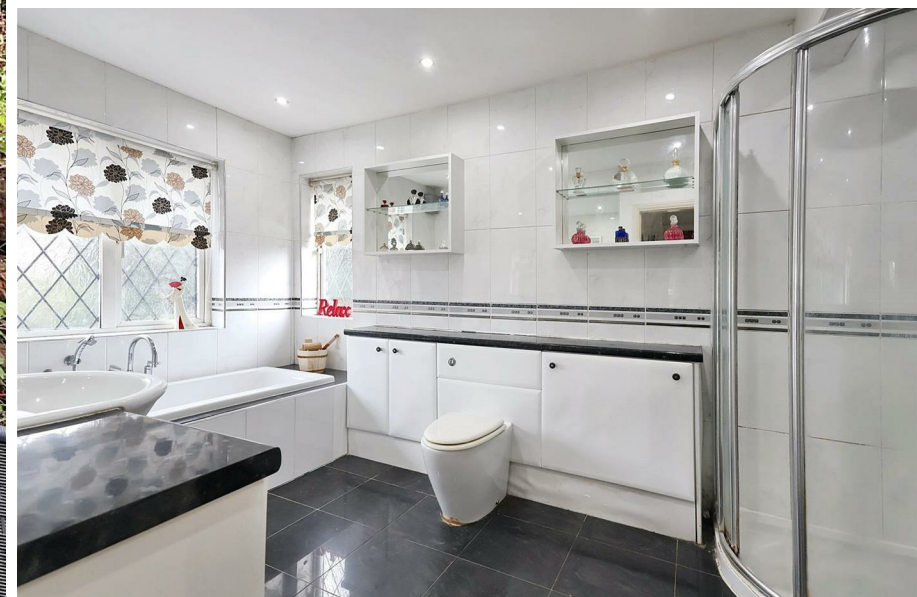
Material Information



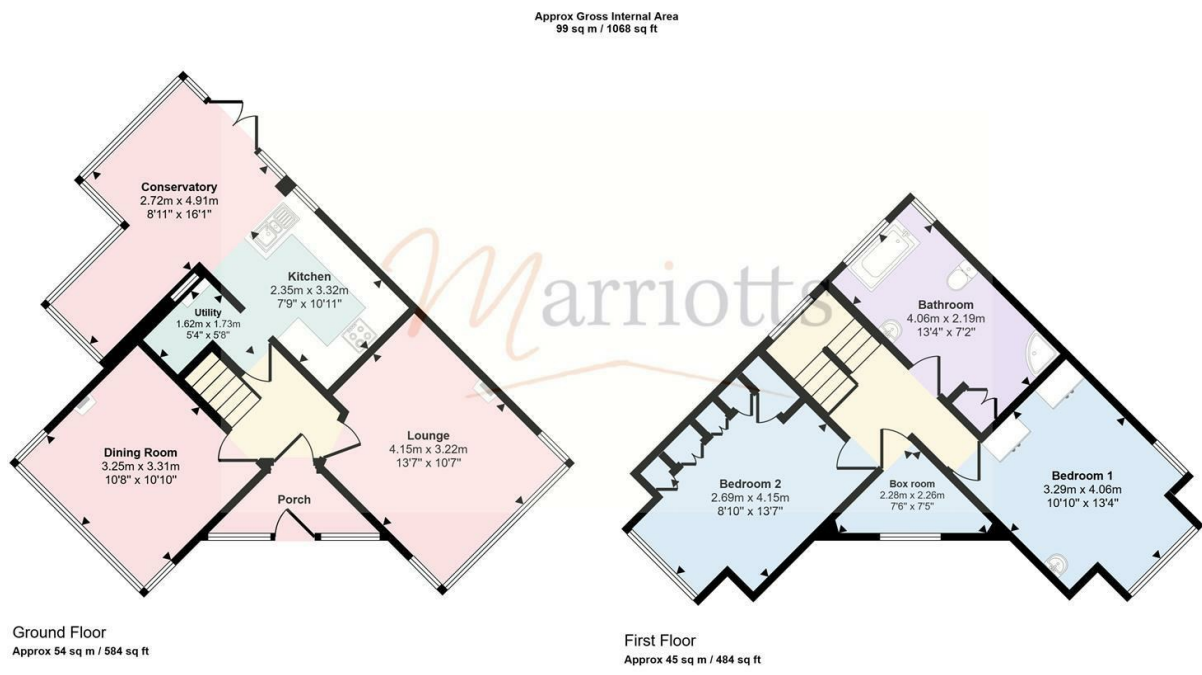




TENURE: Freehold
COUNCIL TAX: GBC - Band C
PROPERTY CONSTRUCTION: Solid brick
ANY RIGHTS OF WAY AFFECTING PROPERTY: no
CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: no
FLOOD RISK: low
ASBESTOS PRESENT: n/k
ANY KNOWN EXTERNAL FACTORS: n/k
LOCATION OF BOILER: Kitchen
UTILITIES - mains gas, electric, water and sewerage.
MAINS GAS PROVIDER: TBC
MAINS ELECTRICITY PROVIDER: TBC
MAINS WATER PROVIDER: Severn Trent
MAINS SEWERAGE PROVIDER: Severn Trent
WATER METER: no
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: stepped front and rear 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) A		
(81-91) B		
(69-80) C		
(55-68) D		68
(39-54) E	46	
(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.

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 Marriotts 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 Marriotts.
4. Money Laundering - Marriotts 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 Marriotts 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@marriotts.net

www.marriotts.net

