

HoldenCopley

PREPARE TO BE MOVED

Wadham Road, Woodthorpe, Nottinghamshire NG5 4JB

Guide Price £280,000 - £300,000

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LOCATION, LOCATION, LOCATION...

This beautiful detached three bedroom house is situated on a popular road just a stones throw away from Arnot Hill Park and local amenities in a tree lined location the house just has to be viewed to fully appreciate its potential. The property offers an abundance of space both inside and out for any growing family and is within the catchment area for schools including Arno Vale Junior School and Woodthorpe Infants School.

The ground floor has a porch, an entrance hall, a spacious lounge, a dining room and a kitchen.

The first floor carries three bedrooms serviced by the four piece bathroom suite.

Outside to the front is a driveway providing off road parking and to the rear a private enclosed mature garden with a patio - perfect for entertaining!

MUST BE VIEWED





- Detached House
- Three Bedrooms
- Spacious Lounge
- Dining Room
- Modern Kitchen
- Four Piece Bathroom Suite
- Enclosed Garden
- Driveway
- Freehold
- 360 Virtual Tour Available





GROUND FLOOR

Porch

The porch has UPVC doors and provides access into the accommodation

Entrance Hall

The entrance hall has original hardwood floorboards, a wall mounted radiator and provides access to the cellar

Cellar

living Room

12'11" x 11'4" (3.96 x 3.47)

The living room has original hardwood floorboards, a TV point, a wall mounted radiator, a fireplace with a decorative surround and a hearth and a double glazed bay window

Dining Room

11'10" x 11'10" (3.63 x 3.61)

The dining room has original hardwood floorboards, a wall mounted radiator and a double glazed bay window with a UPVC door to the garden

Kitchen

8'4" x 7'8" (2.55 x 2.36)

The kitchen has tiled flooring, a range of fitted base and wall units with wooden work surfaces, an in built oven, an electric hob and an extractor fan, a tiled splashback, a space and plumbing for a washing machine, space for a fridge freezer, a ceramic sink with mixer taps and a double glazed window to the rear elevation

LOWER GROUND LEVEL

FIRST FLOOR

Landing

The landing has carpeted flooring, a double glazed window to the side elevation, a loft hatch and provides access to the first floor accommodation

Master Bedroom

12'0" x 11'8" (3.66 x 3.58)

The main bedroom has carpeted flooring, a TV point, a wall mounted radiator and a half circle bay window

Bedroom Two

11'0" x 11'4" (3.37 x 3.46)

The second bedroom has carpeted flooring, a wall mounted radiator and a double glazed window to the rear elevation

Bathroom

7'8" x 7'4" (2.35 x 2.24)

The bathroom has tiled flooring, a low level flush W/C, a pedestal wash basin, a freestanding bath, a shower enclosure, a wall mounted radiator with a chrome heated towel rail, part wood panelled walls, LED spotlights and two double glazed courtesy windows to the side and rear elevations

Bedroom Three

8'9" x 7'6" (2.68 x 2.29)

The third bedroom has carpeted flooring, a wall mounted radiator and a double glazed window to the front elevation

OUTSIDE

Front

To the front of the property is a driveway with a fence and gated access to the rear

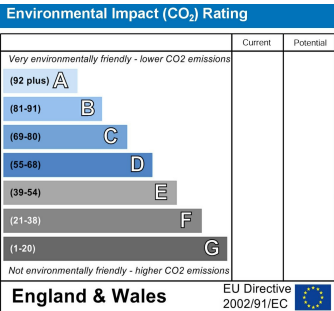
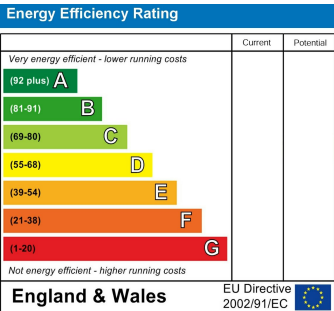
Rear

To the rear of the property is a garden with a patio area, a lawn, a range of plants, shrubs and trees and fence panelling

DISCLAIMER

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Approx. Gross Internal Area of the Ground floor:
433.57 Sq Ft - 40.28 Sq M
Approx. Gross Internal Area of the Entire Property:
858.85 Sq Ft - 79.79 Sq M

All sizes and areas are approximate and for identification only. Not to scale.
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Approx. Gross Internal Area of the 1st floor:
425.28 Sq Ft - 39.51 Sq M
Approx. Gross Internal Area of the Entire Property:
858.85 Sq Ft - 79.79 Sq M

All sizes and areas are approximate and for identification only. Not to scale.
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