



**Abingdon Gardens**  
**Woodthorpe, Nottingham NG5 4NP**

**Guide Price £365,000 Freehold**

A WELL PRESENTED FOUR/FIVE BEDROOM  
DETACHED FAMILY HOME FOR SALE!



**\*\*Guide Price £365,000 – £375,000\*\***

Set in an elevated position with far-reaching views, this striking detached home offers bright, versatile accommodation designed for modern family living. The standout feature is the impressive open-plan kitchen, dining, and living space, perfectly arranged to take full advantage of the outlook and create a superb hub for everyday life and entertaining.

The ground floor is thoughtfully laid out, featuring a contemporary kitchen with integrated appliances and a breakfast bar, seamlessly flowing into generous dining and seating areas. Bi-fold doors open directly onto a recently upgraded decked terrace, ideal for outdoor entertaining or simply relaxing and enjoying the scenery. A separate front-facing reception room provides a cosy snug or fourth bedroom, while an additional flexible room works equally well as a home office or fifth bedroom. A ground-floor WC completes the level.

To the first floor, the property offers three well-sized double bedrooms. Two are positioned to the front, with the rear bedroom enjoying open views across the surrounding area. A stylish family bathroom serves the floor and is fitted with a modern four-piece suite.

Externally, the home benefits from ample off-street parking to the front. To the rear, a tiered garden enhances the elevated setting and provides an attractive outdoor space. Conveniently located close to local schools, shops, and excellent transport links, this property is well suited to families and commuters alike.



### Entrance Porch

Composite entrance door to the front elevation leading into the entrance porch comprising vinyl flooring, wall mounted radiator, UPVC double glazed window to the front elevation, electrical consumer unit, security alarm panel, doors leading off to:

### Downstairs WC

2'40 x 3'60 approx (0.61m x 0.91m approx)

Vinyl flooring, WC, UPVC double glazed window to the front elevation, vanity handwash basin with mixer tap, tiled splashbacks, heated towel rail.

### Entrance Hallway

Tiled flooring, wall mounted radiator, carpeted staircase leading to the first floor landing, doors leading off to:

### Office/Bedroom Five

8'61 x 10'90 approx (2.44m x 3.05m approx)

UPVC double glazed window to the front elevation, wall mounted radiator, wooden flooring.

### Snug/Bedroom Four

11'93 x 11'50 approx (3.35m x 3.35m approx)

UPVC double glazed window to the front elevation, carpeted flooring, wall mounted radiator.

### Living Kitchen Diner

29'21 x 16'23 approx (8.84m x 4.88m approx)

A range of matching wall and base units with worksurfaces over incorporating a sink and drainer unit with matte black swan neck mixer tap over, induction hob with built-in extractor fan, integrated self-cleaning double oven, integrated fridge freezer, UPVC double glazed bi-folding doors leading out to the rear garden, two UPVC double glazed windows to the rear elevation, UPVC double glazed door to the side elevation, LVT flooring, vertical wall mounted radiator, wall mounted radiator, recessed spotlights to the ceiling, ample space for a dining table.

### First Floor Landing

UPVC double glazed window to the side elevation, access to the loft, carpeted flooring, doors leading off to:

### Bedroom One

11'51 x 11'93 approx (3.35m x 3.35m approx)

UPVC double glazed window to the front elevation, wall mounted radiator, carpeted flooring.

### Bedroom Two

10'09 x 11'57 approx (3.28m x 3.35m approx)

UPVC double glazed window to the rear elevation with picturesque views, wall mounted radiator, carpeted flooring, coving to the ceiling.

### Bedroom Three

8'30 x 10'63 approx (2.44m x 3.05m approx)

UPVC double glazed window to the front elevation, wall mounted radiator, carpeted flooring.

### Bathroom

8'03 x 12'44 approx (2.51m x 3.66m approx)

Laminate flooring, UPVC double glazed windows to the rear and side elevations, wall mounted radiator, bath with swan neck mixer tap, tiled splashbacks, shower cubicle with mains fed shower over, WC, hand wash basin with swan neck mixer tap.

### Outside

#### Front of Property

To the front of the property there is a driveway providing off the road parking, gated front garden with hedging and fencing to the boundaries.

#### Rear of Property

To the rear of the property there is an enclosed rear garden with L-shaped decked area featuring picturesque views, steps leading down to a further garden below, outdoor water tap, shed.

### Agents Notes: Additional Information

Council Tax Band: D

Local Authority: Gedling

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 27mbps Ultrafast 1800mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

Flood Defences: No

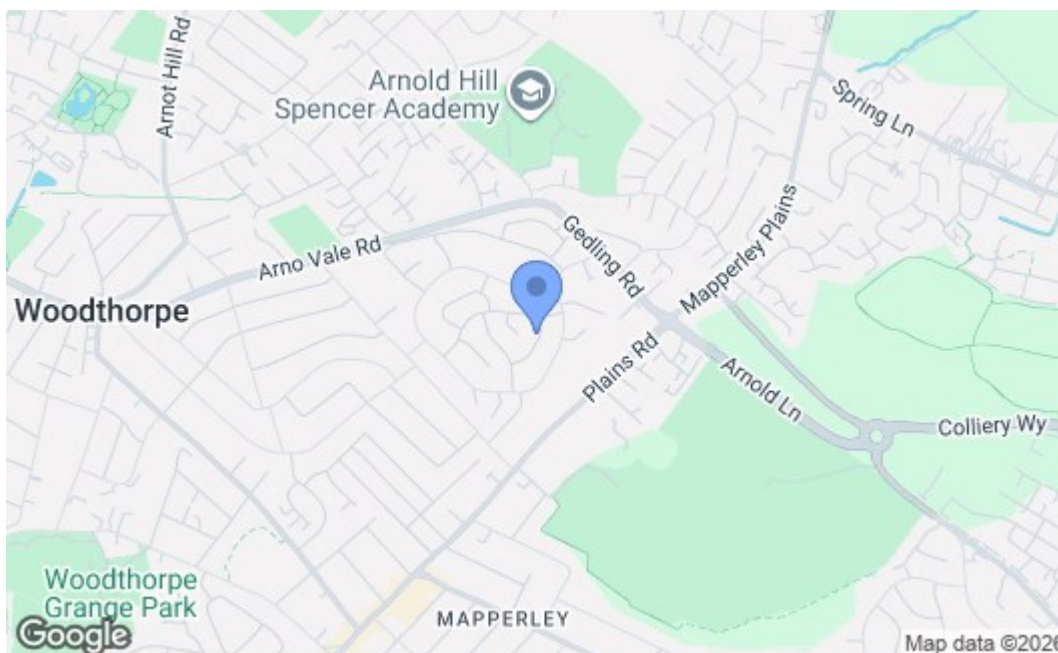
Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No



Robert Ellis  
ESTATE AGENTS



| 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>                                                |         |           |
| (55-68) <b>D</b>                                                |         |           |
| (39-54) <b>E</b>                                                |         |           |
| (21-38) <b>F</b>                                                |         |           |
| (1-20) <b>G</b>                                                 |         |           |
| Not energy efficient - higher running costs                     |         |           |
|                                                                 | 69      | 79        |
| <b>England &amp; Wales</b> EU Directive 2002/91/EC              |         |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) <b>A</b>                                              |         |           |
| (81-91) <b>B</b>                                                |         |           |
| (69-80) <b>C</b>                                                |         |           |
| (55-68) <b>D</b>                                                |         |           |
| (39-54) <b>E</b>                                                |         |           |
| (21-38) <b>F</b>                                                |         |           |
| (1-20) <b>G</b>                                                 |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| <b>England &amp; Wales</b> EU Directive 2002/91/EC              |         |           |

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.