

Weaverthorpe Road  
Woodthorpe, Nottingham NG5 4NB

**Asking Price £320,000 Freehold**

A THREE BEDROOM DETACHED FAMILY  
PROPERTY LOCATED IN A QUIET CUL-DE-  
SAC, NO UPWARD CHAIN.





\*\*\*GUIDE PRICE £300,000 - £325,000\*\*\*

Robert Ellis are delighted to bring to the market this THREE BEDROOM DETACHED FAMILY HOME, positioned within a popular cul-de-sac and offered to the market with NO UPWARD CHAIN.

Situated in a sought-after location, the property is within easy reach of excellent transport links, highly regarded schools, and a variety of local shops and amenities, making it an ideal choice for families, professional couples, or those looking to downsize.

The accommodation is arranged over two floors and in brief comprises an entrance hall leading into a spacious living room, which flows seamlessly into the dining area – perfect for entertaining or family meals. The modern fitted kitchen is well-appointed with a range of units and enjoys double French doors opening directly onto the rear garden, providing an excellent indoor-outdoor connection.

To the first floor, the landing provides access to three bedrooms and a contemporary three-piece family bathroom suite.

Externally, the property benefits from a lawned garden to the front with a driveway providing off-street parking and leading to a single garage. The enclosed rear garden offers a generous patio area for al fresco dining, a lawn, courtesy lighting, and gated access to the driveway.

With its combination of a sought-after location, versatile living space, and the advantage of being sold with no upward chain, this home is a must-view to fully appreciate all that is on offer.





### Hallway

12'5 × 7'10 approx (3.78m × 2.39m approx)

The hallway is light and welcoming, with a full-height UPVC double glazed window to the side, wood-effect flooring, and carpeted stairs rising to the first floor. There is a useful in-built storage cupboard beneath the stairs, and a composite entrance door providing access into the home.

### Living Room

19'7 × 11'1 approx (5.97m × 3.38m approx)

The hallway is light and welcoming, with a full-height UPVC double glazed window to the side, wood-effect flooring, and carpeted stairs rising to the first floor. There is a useful in-built storage cupboard beneath the stairs, and a composite entrance door providing access into the home.

### Dining Room

11'10 × 9'9 approx (3.61m × 2.97m approx)

The dining area is positioned off the living room and features a UPVC double glazed window to the side, a radiator, coving to the ceiling, and carpeted flooring, offering a comfortable space for family meals and entertaining.

### Kitchen

19'7 × 9'9 approx (5.97m × 2.97m approx)

The kitchen is fitted with a modern range of base and wall units with wooden worktops, a stainless-steel sink and drainer with swan neck mixer tap, and tiled splash backs. There is an alcove within the chimney breast providing space for a range-style cooker, along with an integrated dishwasher. Recessed spotlights, wood-effect flooring, a UPVC double glazed window to the rear, and double French doors opening to the garden complete this light and practical space.

### First Floor Landing

8'7 × 5'3 approx (2.62m × 1.60m approx)

The landing has a UPVC double glazed window to the side, carpeted flooring, and provides access to the first-floor accommodation.

### Bedroom 1

14'11 × 10'10 approx (4.55m × 3.30m approx)

The main bedroom has a UPVC double-glazed window to the front elevation, a radiator, an in-built cupboard, a radiator and carpeted flooring.

### Bedroom 2

10'11 × 10'3 approx (3.33m × 3.12m approx)

The second bedroom has a UPVC double-glazed window to

the rear elevation, a radiator, an in-built cupboard and carpeted flooring.

### Bedroom 3

12' × 8'5 approx (3.66m × 2.57m approx)

The third bedroom has two UPVC double glazed windows to the front and side elevation, a radiator, an in-built cupboard and carpeted flooring.

### Bathroom

8'1 × 8'6 approx (2.46m × 2.59m approx)

The third bedroom has two UPVC double glazed windows to the front and side elevation, a radiator, an in-built cupboard and carpeted flooring.

### Outside

To the front of the property there are steps leading up alongside a lawned garden, with a driveway providing off-street parking and access to the garage. To the rear is an enclosed garden with a patio area, lawn, courtesy lighting, and a fence panelled boundary, together with gated access back to the driveway.

### Council Tax

Gedling Council Band D

### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 9mbps Superfast 35mbps

Ultrafast 1800mbps

Phone Signal – 02, EE, Three, Vodafone

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

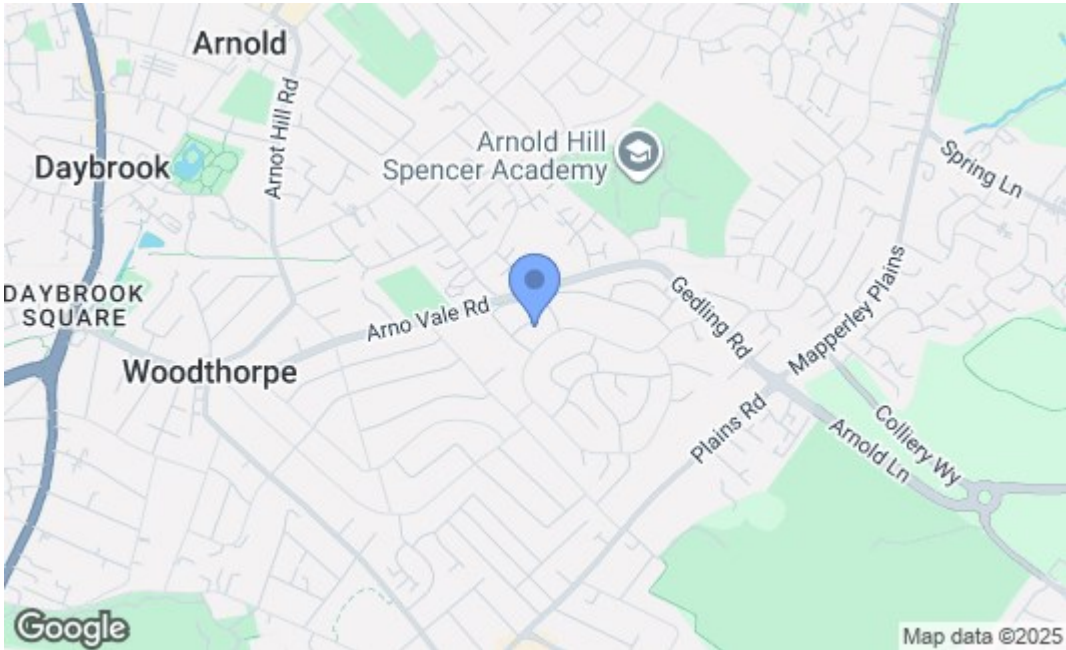
Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	69	83
England & Wales 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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales 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.