



Fairview Road
Woodthorpe, Nottingham NG5 4GW

Asking Price £560,000 Freehold

INDIVIDUALLY DESIGNED FOUR
BEDROOM DETACHED MODERN BARN-
STYLE DETACHED HOME OFFERING
CHARACTER WITH CONTEMPORARY
LIVING.



An Individually Designed Barn-Style Detached Home in a Prestigious Woodthorpe Location

Positioned on one of Woodthorpe's most sought-after roads, this individually designed modern barn-style detached home perfectly combines character, space and contemporary living. Thoughtfully designed and beautifully presented throughout, the home offers four bedrooms, a hand-built kitchen with granite worktops, and a landscaped south-westerly facing garden.

Stepping inside, the impressive entrance hall with its vaulted ceiling and exposed beams sets the tone for the rest of the home. The spacious lounge features French doors that open directly onto the rear patio and Landscaped Garden, creating a wonderful flow between indoor and outdoor living. A separate dining room or study offers flexibility for family life or home working.

The bespoke kitchen is fitted with matching painted wall and base units, granite surfaces and a range of integrated appliances, including an under counter stainless-steel sink, microwave, dishwasher, and space for a wine cooler. Adjoining the kitchen is a utility room with matching cabinetry and additional appliance space, while a ground floor cloakroom/WC completes the ground floor accommodation.

Upstairs, the galleried landing continues the sense of space, with vaulted ceilings, glass balustrades and exposed purlins adding charm throughout. The master bedroom suite enjoys a vaulted ceiling, Electric Velux roof lights, fitted storage and a stylish en-suite shower room. There are three further bedrooms along with a modern family bathroom fitted with a three-piece suite including a walk-in shower, vanity wash hand basin and W/C.

Externally, double wrought iron gates open to a paved driveway providing off-street parking and leading to a detached double brick-built garage with electric up-and-over door, power, lighting and loft storage. The south-westerly facing rear garden is a true highlight — beautifully landscaped with a artificial lawn, raised patio, decked seating area, and mature planting, all enjoying a peaceful, tree-lined backdrop.

Perfectly positioned just moments from Woodthorpe Park and within easy reach of Mapperley's vibrant shopping parade, cafés and transport links into Nottingham city center, this is a rare opportunity to acquire a unique home that combines architectural style with everyday comfort. Viewing recommend.



Entrance Hallway

11'03" x 19'04" approx (3.43m x 5.89m approx)

Modern double-glazed composite entrance door to the front elevation with leaded double-glazed windows surrounding, tiling to the floor, UPVC double-glazed leaded window to the front elevation, feature staircase leading to the first-floor landing, recessed spotlights to the ceiling, feature vertical column radiator, under-stairs storage cupboard, doors leading off to:

Ground Floor Cloakroom

2'10" x 8'8" approx (0.86m x 2.64m approx)

UPVC double-glazed leaded window to the rear elevation, wall hung WC, vanity wash hand basin with storage cupboards below, tiling to the floor, tiled splashbacks, ceiling light point, chrome heated towel rail.

Study

10'3" x 9'04" approx (3.12m x 2.84m approx)

UPVC double-glazed leaded window to the front elevation, column radiator, tiling to the floor, recessed spotlights to the ceiling.

Second reception room currently being utilised as a home office but offers potential for a snug or additional reception, subject to the buyer's needs and requirements.

Dining Kitchen

13'1" x 20' approx (3.99m x 6.10m approx)

This L-shaped fitted dining kitchen benefits from a range of matching contemporary wall and base units incorporating quartz worksurfaces over, 1.5 bowl stainless steel Franke sink with swan-neck mixer tap above, space and point for a freestanding range cooker with stainless steel and glass extractor hood over, quartz splashbacks, integrated eye-level microwave, integrated dishwasher, space and point for a freestanding wine fridge, integrated fridge, display cabinets, recessed spotlights to the ceiling, UPVC double-glazed leaded window to the rear elevation, pelmet lighting, travertine tiling to the floor, UPVC double-glazed leaded door leading to the landscaped rear garden, ample space for a dining table, wall-mounted radiator, large butler pantry cupboards, panelled door leading through to the utility room.

Utility Room

6'07" x 6'05" approx (2.01m x 1.96m approx)

A range of matching wall and base units incorporating laminate worksurfaces over, stainless steel sink with swan-neck mixer tap over, space and plumbing for an automatic washing machine, UPVC double-glazed leaded window to the rear elevation, travertine tiled splashbacks, extractor fan, ceiling light point, gas central heating combination boiler providing hot water and central heating to the property housed within a matching cabinet, wall-mounted radiator.

Living Room

13'5" x 7'6" approx (4.09m x 2.29m approx)

Dual aspect living room with UPVC double-glazed leaded windows to the front elevation and UPVC double-glazed leaded French doors leading out to the rear landscaped garden, feature vertical radiators, recessed spotlights to the ceiling, column radiator to the front.

First Floor Landing

Wall light points, feature column radiators, UPVC double-glazed leaded windows to the front elevation, vaulted ceiling, glass balustrades, doors leading off to:

Bedroom One

13'05" x 14'04" approx (4.09m x 4.37m approx)

UPVC double-glazed leaded window to the rear elevation, two motorised Velux roof lights, feature vertical column radiator, vaulted ceiling, recessed spotlights to the ceiling, built-in wardrobes providing ample additional storage space with concealed door leading to the en-suite shower room.

En-Suite Shower Room

3'8" x 13'6" approx (1.12m x 4.11m approx)

Three-piece suite comprising walk-in shower enclosure featuring an electric shower above, wall-hung vanity wash hand basin with storage cupboards below, wall-hung WC, chrome heated towel rail, UPVC double-glazed leaded window to the front elevation, recessed spotlights to the ceiling, inset mirrored wall, tiling to the floor, tiled splashbacks.

Family Bathroom

5'06" x 9'09" approx (1.68m x 2.97m approx)

UPVC double-glazed leaded window to the rear elevation, walk-in shower enclosure featuring a rainwater shower head above and additional shower head attachment, vanity wash hand basin with storage cupboards below, wall-hung WC, chrome heated towel rail, recessed spotlights to the ceiling, tiling to the floor, tiled splashbacks, illuminated mirror with shaver connection point.

Bedroom Two

13'08" x 8'11" approx (4.17m x 2.72m approx)

UPVC double-glazed leaded window to the rear elevation, ceiling light point, vaulted ceiling, feature column radiator, wall light points, built-in wardrobes providing ample additional storage space.

Bedroom Three

13'01" x 10'7" approx (3.99m x 3.23m approx)

UPVC double-glazed leaded window to the rear elevation, ceiling light point, modern feature column radiator, built-in wardrobes providing ample additional storage space with additional built-in drawer units.

Bedroom Four

7'2" x 8'8" approx (2.18m x 2.64m approx)

UPVC double-glazed leaded window to the front elevation, ceiling light point, wall light points, wall-mounted radiator.

Currently utilised as a home office; however, it could be used as a fourth bedroom, subject to the buyer's needs and requirements.

Outside

To the front of the property, there is a brick-built wall with iron railings, a pathway leading to the front entrance door, artificial lawn providing ease of maintenance, secure gated block-paved driveway to the side elevation providing ample off-road vehicle hardstanding, and access to the garage.

Garage

16'9" x 16'9" approx (5.11m x 5.11m approx)

Freestanding brick-built garage with an electric roller shutter door to the front elevation, light and power, boarded loft space offering useful additional storage space.

Rear of Property

To the rear of the property, there is an enclosed private landscaped rear garden with hedging and fencing to the boundaries, raised paved patio area, decked area, artificial lawn, mature shrubs and trees planted to the borders, with external light, power, and heaters.

Agents Notes: Additional Information

Council Tax Band: E

Local Authority: Gedling

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank: No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 5mbps Ultrafast 1800mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

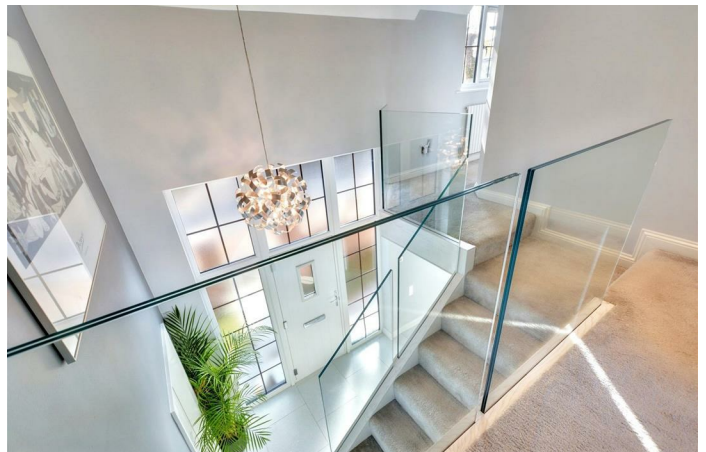
Flood Risk: No flooding in the past 5 years

Flood Defences: No

Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		
(69-80) C	73	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.