Robert Ellis

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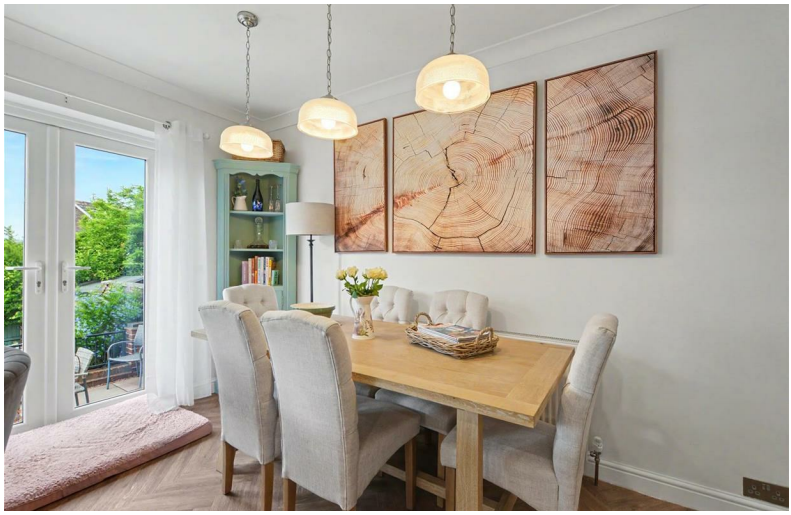

Whitby Crescent
Woodthorpe, Nottingham NG5 4NA

A STUNNING DETACHED FAMILY HOME OFFERING CONTEMPORARY LIVING SPACE, LANDSCAPED GARDENS AND A PRIME WOODTHORPE LOCATION.

Guide Price £390,000 Freehold

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** GUIDE PRICE £390,000 - £400,000 **

Robert Ellis Estate Agents are delighted to bring to the market this beautifully presented detached family home, occupying a desirable position within the highly sought-after area of Woodthorpe. Offering a fantastic blend of contemporary styling, spacious accommodation and impressive outdoor space, this property is perfectly suited to modern family living.

Upon entering the property, you are welcomed by an entrance porch leading through to a bright and spacious lounge. The lounge enjoys a large bay window to the front elevation, flooding the room with natural light, whilst stylish flooring and tasteful décor create a warm and inviting living environment.

The heart of the home is undoubtedly the stunning open plan kitchen diner, thoughtfully designed with a range of shaker-style wall and base units, integrated appliances, Belfast sink and breakfast bar seating. The dining area provides ample space for entertaining family and friends, with French doors opening directly onto the rear garden, seamlessly connecting indoor and outdoor living.

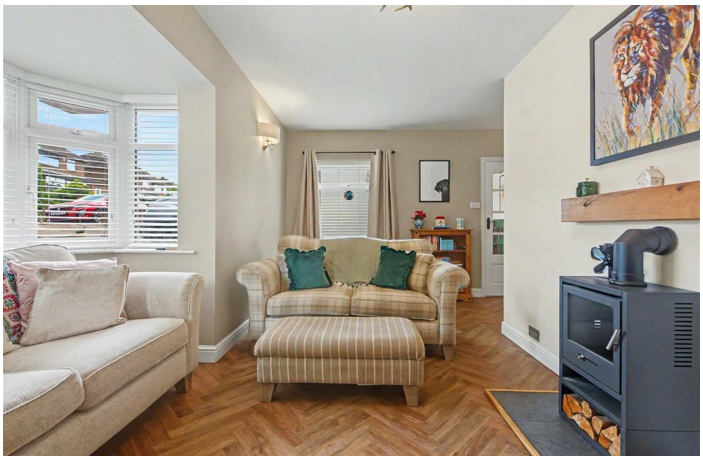
Complementing the ground floor accommodation is a useful utility room, a modern downstairs WC and a versatile office space. Ideal for those working from home, the office could equally be utilised as a playroom, hobby room or snug depending on individual requirements.

To the first floor, the property offers three well-proportioned bedrooms. The principal bedroom is particularly impressive, benefitting from dual aspect windows and generous proportions, whilst the remaining bedrooms provide excellent accommodation for children, guests or home working. The family bathroom has been stylishly fitted with a contemporary suite including a bath with mains-fed shower over, vanity storage and modern fixtures and fittings.

Externally, the property continues to impress. To the front is a driveway providing off-road parking and access to the integral garage. The rear garden has been thoughtfully landscaped to create an exceptional outdoor space, featuring multiple seating and entertaining areas, a generous lawn and mature planting, making it perfect for family enjoyment throughout the year.

Situated close to excellent local amenities, Arnold town centre, Mapperley Top, well-regarded schools and convenient transport links into Nottingham City Centre, this superb home offers the perfect balance of space, style and location.

An early viewing is highly recommended to fully appreciate everything this exceptional family home has to offer.



Entrance Porch
4'11" x 5'6" approx (1.5 x 1.7 approx)
Double glazed composite entrance door to the front elevation, part panelling to the walls, tiled flooring, wall mounted radiator, loft access hatch, Karndean flooring, internal glazed door leading through to the lounge.

Lounge
14'5" x 21'11" approx (4.4 x 6.7 approx)
UPVC double glazed bay window to the front elevation, UPVC double glazed window to the side elevation, two wall mounted radiators, wall light points, Karndean flooring, staircase leading to the first floor landing, internal glazed door leading through to the kitchen.

Open Plan Kitchen Diner
A range of matching wall and base units with worksurfaces over incorporating a Belfast sink and drainer unit with mixer tap over, integrated dishwasher, four ring gas hob, integrated eye level oven, integrated fridge freezer, ample space for a dining table, breakfast bar overhang providing additional seating space, wall mounted radiator, Karndean flooring, archway leading through to the utility room, opening through to the rear hallway, UPVC double glazed window to the rear elevation, UPVC double glazed French doors leading out to the rear garden.

Kitchen Area
10'2" x 12'5" approx (3.1 x 3.8 approx)

Dining Area
12'5" x 7'10" approx (3.8 x 2.4 approx)

Utility Room
4'7" x 4'3" approx (1.4 x 1.3 approx)
Base unit with worksurface over incorporating a sink with swan neck mixer tap, Karndean flooring, tiled splashbacks, space and plumbing for a washing machine, built-in storage.

Rear Hallway
4'11" x 4'3" approx (1.5 x 1.3 approx)
Sun lantern, UPVC double glazed door to the rear elevation, Karndean flooring, doors leading off to:

Ground Floor WC
3'11" x 4'11" approx (1.2 x 1.5 approx)
WC, handwash basin with mixer tap, tiled splashbacks, chrome heated towel rail, tiled flooring, recessed spotlights to the ceiling.

Office
8'2" x 7'6" approx (2.5 x 2.3 approx)
Vertical column radiator, coving to the ceiling, recessed spotlights to the ceiling, Karndean flooring, UPVC double glazed window to the rear elevation.

First Floor Landing
UPVC double glazed window to the side elevation, part panelling to the walls, wall mounted radiator, coving to the ceiling, loft access hatch, storage cupboard, carpeted flooring, doors leading off to:

Bedroom One
17'8" x 10'2" approx (5.4 x 3.1 approx)
Two UPVC double glazed windows to the front and side elevations, picture rail, two wall mounted radiators, carpeted flooring.

Bedroom Two
10'9" x 9'2" approx (3.3 x 2.8 approx)
UPVC double glazed window to the rear elevation, part panelling to wall, wall mounted radiator, carpeted flooring.

Bedroom Three
6'6" x 9'2" approx (2.0 x 2.8 approx)
UPVC double glazed window to the rear elevation, wall mounted radiator, laminate flooring.

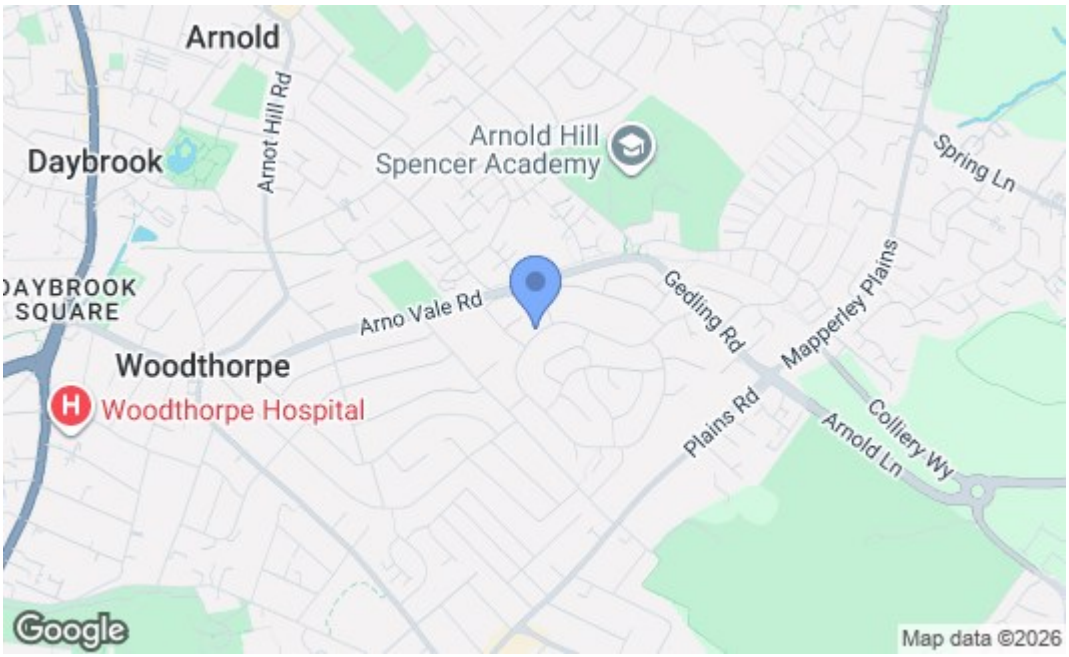
Bathroom
7'2" x 5'2" approx (2.2 x 1.6 approx)
UPVC double glazed window to the side elevation, tiling to the walls, tiling to the floor, WC, handwash basin with storage cupboards below, panelled bath with mixer tap and mains fed shower above, matte black chrome heated towel rail, extractor fan.

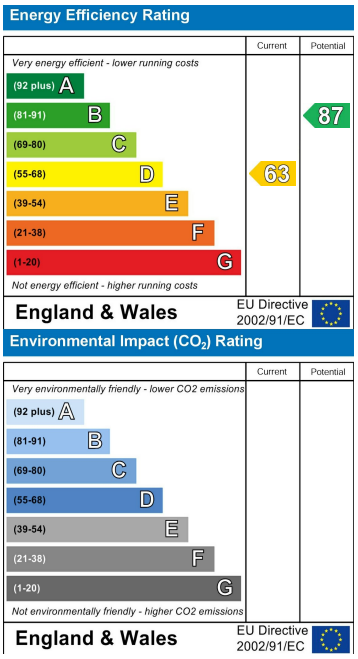
Front of Property
To the front of the property there is a driveway providing off the road parking, raised slate area, block paved front garden, access to the garage, side gated access to the rear of the property.

Garage
8'2" x 8'6" approx (2.5 x 2.6 approx)
Up and over door to the front elevation, light and power.

Rear of Property
To the rear of the property there is a spacious enclosed rear garden perfect for entertaining incorporating paved patio area, steps leading down to further patio ar4eas, gravelled area, garden laid to lawn, a range of mature shrubs and trees planted to the borders, fencing to the boundaries, outdoor water tap, external lighting, side access to the front of the property.

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 12mbps 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





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.

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