Robert Ellis

look no further...

Fellside

Woodthorpe, Nottingham NG5 4PD

A SPACIOUS FOUR-ROOM DETACHED FAMILY HOME IN SOUGHT-AFTER WOODTHORPE, OFFERING EXCELLENT POTENTIAL AND SOLD WITH NO UPWARD CHAIN.

Asking Price £400,000 Freehold

0115 648 5485

/robertellisestateagent @robertellisea

ROBERT ELLIS ESTATE AGENTS are delighted to bring to the market this SPACIOUS FOUR BEDROOM DETACHED FAMILY HOME, positioned in the highly sought-after residential area of Woodthorpe, Nottingham.

Fellside is a quiet and established cul-de-sac, ideally placed for families and professionals alike. The property is located within close proximity to Woodthorpe Park, a range of well-regarded schools, and excellent transport links into both Arnold Town Centre and Nottingham City Centre. With Mapperley Top just a short drive away, residents can also enjoy a variety of cafés, restaurants, and independent shops.

Internally, the accommodation comprises a generous entrance hallway leading into three versatile reception rooms, perfect for family living, dining, or working from home. A ground floor shower room adds practicality, especially for multigenerational households or guests.

The first floor hosts four good-sized bedrooms with an en-suite to the master bedroom and offers scope for reconfiguration or modernisation to suit individual needs. While the property requires some modernisation, it presents a fantastic opportunity for buyers to add their own stamp and unlock the home's full potential.

Externally, the home sits on a generous plot with an enclosed rear garden, ideal for families or those who enjoy outdoor entertaining. A driveway to the front provides off-street parking and leads to an integral garage, offering additional storage or further conversion potential (subject to permissions).

Offered to the market with NO UPWARD CHAIN, this is an exciting opportunity in a sought-after postcode.

Contact our Arnold office today to arrange your viewing!

Entrance Lobby
5'4 x 7' approx (1.63m x 2.13m approx)
UPVC double glazed door to the front with UPVC double glazed windows to the front and side, tiled floor, tiled walls, ceiling light point, internal glazed door to:

Entrance Hall
13'10 x 7'10 approx (4.22m x 2.39m approx)
Glazed door to the front, stairs to the first floor, ceiling light point, coving, radiator, understairs storage cupboard, alarm control panel, dado rail, built-in cupboard housing storage for coats and shoes, internal panelled doors to:

Living Room
13'9 x 23'6 approx (4.19m x 7.16m approx)
This dual aspect spacious living room benefits from having a UPVC double glazed window to the front, glazed window and door to rear garden room, ceiling light points, wall light points, radiator, coving, feature fireplace incorporating modern wall hung electric fire with floating mantle, panelled door to dining kitchen and doorway through to:

Garden Room
8'10 x 12'8 approx (2.69m x 3.86m approx)
UPVC double glazed windows to the side and rear, UPVC double glazed door to the rear raised deck, radiator, ceiling light points.

Dining Kitchen
17'4 x 12'7 approx (5.28m x 3.84m approx)
With a range of wall and base units incorporating laminate work surfaces over, 1½ bowl stainless steel sink with mixer tap, four ring stainless steel gas hob, built-in double oven, UPVC double glazed window to the rear, part tiling and carpet to floor, radiator, ceiling light point, ample space for dining table, built-in pantry providing useful additional storage space and glazed door to:

Side Lobby
9'8 x 3'3 approx (2.95m x 0.99m approx)
UPVC double glazed door to the side, tiled floor, recessed spotlights to the ceiling, storage cupboard with shelving and panelled door to:

Cloaks/w.c.
5'10 x 3'4 approx (1.78m x 1.02m approx)
UPVC double glazed window to the rear, low flush w.c., vanity wash hand basin, tiled floor and walls.

Shower Room
5'5 x 4'9 approx (1.65m x 1.45m approx)
UPVC double glazed window to the side, walk-in shower enclosure with mains fed shower above, tiled floor and walls, wall light point, ceiling light point and extractor fan.

Sitting Room
9'3 x 15'5 approx (2.82m x 4.70m approx)
UPVC double glazed window to the front, radiator, ceiling light point, dado rail, coving, ceiling light point.

First Floor Landing
16'4 x 7'2 approx (4.98m x 2.18m approx)
Loft access hatch with pull down ladder, coving, ceiling light point, dado rail, panelled doors to:

Bedroom 1
14'7 x 12'4 approx (4.45m x 3.76m approx)
UPVC double glazed picture window to the front, radiator, ceiling light point, built-in wardrobes with sliding mirror doors and sliding door to:

En-Suite
2'6 x 8'3 approx (0.76m x 2.51m approx)
Walk-in shower enclosure with electric shower above, low flush w.c., semi recessed vanity wash hand basin with storage cupboards below, tiled splashback, ceiling light point and extractor unit.

Bedroom 2
12'9 x 10'9 approx (3.89m x 3.28m approx)
UPVC double glazed window to the rear, radiator, ceiling light point.

Bedroom 3
9'3 x 11'8 approx (2.82m x 3.56m approx)
UPVC double glazed window to the rear, radiator, ceiling light point, built-in wardrobes providing ample additional storage space.

Bedroom 4
9'5 x 9'1 approx (2.87m x 2.77m approx)
UPVC double glazed window to the front, radiator, ceiling light point, wall light point, laminate flooring, coving and built-in wardrobe.

Bathroom
5'10 x 8'11 approx (1.78m x 2.72m approx)
Panelled bath with mains fed shower over, low flush w.c., vanity wash hand basin with storage cupboards below, two UPVC double glazed windows to the rear, ceiling light point, radiator, wall light point.

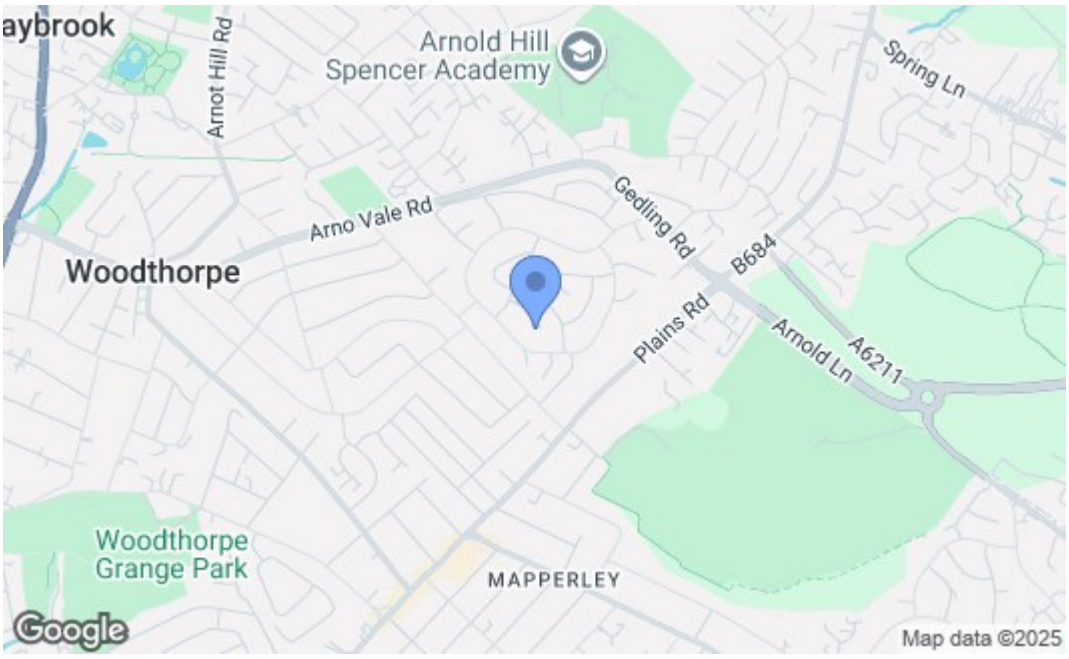
Outside
To the front of the property thee is a spacious driveway providing ample off road parking with a wall to the boundaries, pathway to the front entrance door, external lighting and pathway to the rear garden.

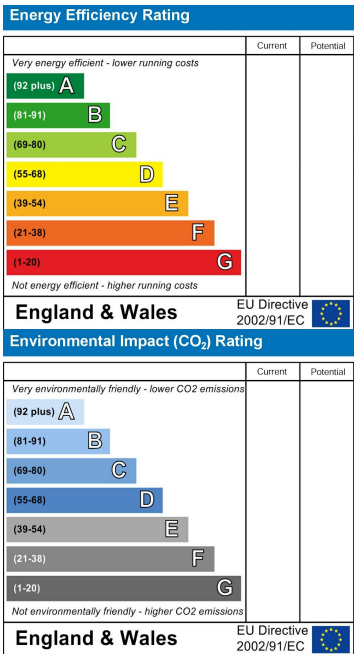
To the rear there is a good size enclosed garden, laid mainly to lawn, with raised decked area, paved patio area, fencing to the borders, mature shrubs and trees planted to the boundaries.

Integral Garage
21'8 x 9'2 approx (6.60m x 2.79m approx)
Up and over door to the front, UPVC double glazed window to the side, ceiling light point, electrical consumer unit, space and plumbing for an automatic washing machine, light and power.

Council Tax
Gedling Borough Council Band E

Additional Information
Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – BT, Sky, Virgin
Broadband Speed - Standard 13mbps Superfast 74mbps Ultrafast 1800mbps
Phone Signal – 02, Vodafone, EE, Three
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





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.