



Breckhill Road,
Woodthorpe, Nottingham
NG5 4GP

£255,000 Freehold



**** IDEAL FAMILY HOME ****

Robert Ellis Estate Agents are pleased to offer to the market this FANTASTIC THREE BEDROOM, SEMI DETACHED FAMILY HOME situated in the heart of WOODTHORPE, NOTTINGHAM.

The property is a stone's throw away from Arnold town centre accommodating local amenities, shops and restaurants. Alongside this, it offers easily accessible transport links into Mapperley, Nottingham City centre and surrounding villages/towns. You have Redhill Academy and Richard Bonnington Primary & Nursery within the area, making it ideal for families.

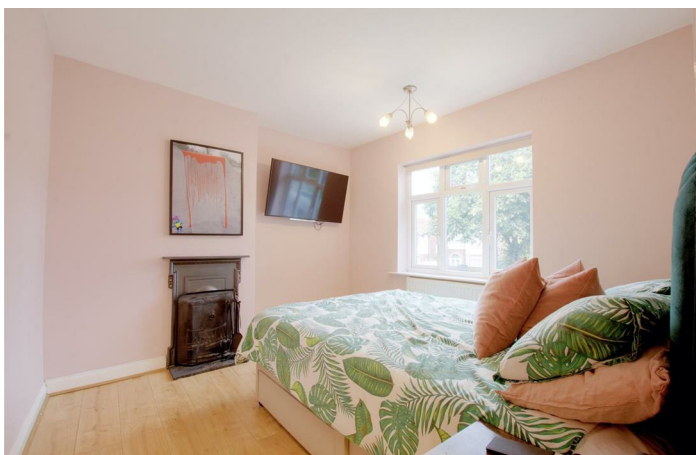
The home has recently undergone modernisation throughout with a new kitchen, downstairs WC, family bathroom and heating system. Alongside this, the front and rear windows have had privacy film installed.

Upon entry, you are welcomed into the hallway which hosts under stair 'utility' with space for washer and dryer. Off the hallway is the lounge with feature fireplace, alongside the kitchen diner with fitted units and access to both the downstairs WC and under stair storage cupboard hosting the boiler. The ground floor has use of the under floor heating system, also benefitting from a coolant element.

Stairs lead to landing, first double bedroom, second double bedroom, third bedroom and modern family wet room. On this floor, the bathroom has use of the underfloor heating system, whilst the bedrooms offer radiators.

To the rear of the home is a rear garden which has been landscaped with decked area, with space for hot tub with a pergola above. Stairs lead down to the lower garden level offering laid to lawn with raised flower beds to the edges and space for a shed. The front of the home offers parking for at least 2 cars on the driveway.

A viewing is HIGHLY RECOMMENDED to appreciate the SIZE, LOCATION and QUALITY of this FANTASTIC OPPORTUNITY- Contact the office on 0115 648 5485 now!



Hallway

11'10" x 6'2" approx (3.61 x 1.88 approx)

Composite front door with opaque window. Tiled flooring with underfloor heating and cooling. Partially tiled walls. UPVC double glazed opaque window to the side elevation. Oak stairs with details. Under stairs storage hosting space and plumbing for freestanding washing machine and tumble dryer.

Lounge

12'0" x 10'7" approx (3.66 x 3.25 approx)

Feature fireplace with marble. Tiled flooring with underfloor heating and cooling. UPVC double glazed window to the front elevation.

Downstairs W/C

4'11" x 2'6" approx (1.50 x 0.77 approx)

Wall mounted sink with dual heat tap with storage space underneath. Wall mounted W/C. Fully tiled walls. Tiled flooring with underfloor heating and cooling. UPVC double glazed opaque window to the rear elevation.

Under stairs Storage

4'1" x 2'9" approx (1.26 x 0.86 approx)

Housing boiler unit and electrical board (Newly fitted in 2022) Tiled flooring.

Kitchen Diner

17'7" x 7'11" approx (5.37 x 2.42 approx)

Range of wall and base units with integrated Beko oven. Electric 4 ring hob with extractor fan above. Stainless steel sink with dual heat tap. Instant hot tap. Tiled flooring with underfloor heating and cooling. UPVC double glazed window to the rear elevation. UPVC double glazed French doors and window opening onto rear garden.

Upstairs Landing

9'3" x 7'3" approx (2.83 x 2.21 approx)

UPVC double glazed opaque window. Access to Bedrooms 1, 2, 3 and Wet Room

Bedroom 1

10'11" x 9'10" approx (3.33 x 3.00 approx)

Feature Fireplace. Laminate flooring. Wall mounted radiator. UPVC double glazed window.

Bedroom 2

7'9" x 10'1" approx (2.38 x 3.08 approx)

Laminate flooring. Wall mounted radiator. UPVC double glazed window.

Bedroom 3

9'2" x 6'11" approx (2.80 x 2.13 approx)

Laminate flooring. Wall mounted radiator. UPVC double glazed window.

Wet Room

6'0" x 5'1" approx (1.84 x 1.57 approx)

Wet room style bathroom. Waterfall shower head with handheld shower unit. Sink with dual heat tap. Wall mounted W/C. Fully tiled walls. Tiled flooring with underfloor heating and cooling. UPVC double glazed opaque window

Front of Property

Driveway with space for 2 cars.

Rear of Property

Decking area. Space for hot tub with pergola above. Stairs leading down to laid to lawn rear garden. Flowerbeds to the sides. Space for shed.

Council Tax

Local Authority: Gedling

Council Tax Band: B





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		79
(81-91) B		
(69-80) C		
(55-68) D	56	
(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.