



Arno Vale Road  
Woodthorpe, Nottingham NG5 4JJ

A WELL PRESENTED HOME FOR SALE IN  
WOODTHORPE!

**Asking Price £475,000 Freehold**



This well-presented four-bedroom detached home in the sought-after area of Woodthorpe, Nottingham offers spacious and versatile accommodation, ideal for family living. The ground floor features a welcoming entrance porch and hallway, a bay-fronted dining room, and a generous lounge with a feature gas fire and French doors leading into a bright conservatory overlooking the garden. The modern fitted kitchen provides integrated appliances, ample worktop space, and a breakfast bar, along with a convenient ground floor WC.

Upstairs, there are four well-proportioned bedrooms, including a spacious main bedroom, alongside a contemporary family bathroom with separate shower and an additional WC. Externally, the property benefits from a large driveway providing off-road parking for multiple vehicles, a substantial garage, and an enclosed rear garden with patio seating areas, lawn, and established planting—ideal for outdoor entertaining and relaxation. The property is also conveniently located close to well-regarded schools, local shops, and excellent transport links.



### Entrance Porch

UPVC double glazed door leading into the entrance porch comprising UPVC double glazed windows to the front and side elevations, tiled flooring, wall light point, UPVC double glazed door leading into the entrance hallway.

### Entrance Hallway

Wooden flooring, wall mounted radiator, coving to the ceiling, understairs storage cupboard, carpeted staircase leading to the first floor landing, doors leading off to:

### Dining Room

12'96 x 10'61 approx (3.66m x 3.05m approx)

UPVC double glazed bay window to the front elevation, wall mounted radiator, coving to the ceiling, carpeted flooring.

### Lounge

12'96 x 16'91 approx (3.66m x 4.88m approx)

Coving to the ceiling, dado rail, carpeted flooring, wall mounted radiator, gas fire log burner, UPVC double glazed window to the rear elevation, double glazed wooden French doors leading through to the conservatory.

### Conservatory

10'68 x 13'03 approx (3.05m x 4.04m approx)

Double glazed wooden windows surrounding, double glazed wooden French doors leading out to the rear garden, wall mounted radiator, tiled flooring, power and lighting, ceiling fan.

### Kitchen

15'62 x 9'46 approx (4.57m x 2.74m approx)

A range of wall and base units with worksurfaces over incorporating a 1.5 bowl sink and drainer unit with swan neck mixer tap over, four ring induction hob with extractor hood over, double electric oven, space and plumbing for a dishwasher, integrated fridge freezer, breakfast bar providing useful additional seating space, wall mounted radiator, RVT flooring, recessed spotlights to the ceiling, UPVC double glazed window to the rear elevation, UPVC double glazed door to the side elevation.

### WC

7'78 x 2'72 approx (2.13m x 0.61m approx)

UPVC double glazed window to the side elevation, WC, wall mounted radiator, recessed spotlights to the ceiling, laminate flooring.

### First Floor Landing

UPVC double glazed window to the front elevation, carpeted flooring, coving to the ceiling, doors leading off to:

### Bedroom One

13'07 x 10'75 approx (4.14m x 3.05m approx)

UPVC double glazed bay window to the front elevation, wall mounted radiator, coving to the ceiling, carpeted flooring.

### Bedroom Two

12'94 x 9'40 approx (3.66m x 2.74m approx)

UPVC double glazed window to the rear and side elevations, fitted storage, wall mounted radiator, carpeted flooring, coving to the ceiling.

### Bedroom Three

7'95 x 9'84 approx (2.13m x 2.74m approx)

UPVC double glazed window to the front elevation, wall mounted radiator, laminate flooring, coving to the ceiling.

### Bedroom Four

8'05 x 9'50 approx (2.57m x 2.74m approx)

UPVC double glazed window to the rear elevation, wall mounted radiator, laminate flooring, coving to the ceiling.

### Separate WC

4'71 x 2'74 approx (1.22m x 0.61m approx)

UPVC double glazed window to the side elevation, linoleum flooring, WC, access to the loft.

### Family Bathroom

9'24 x 6'84 approx (2.74m x 1.83m approx)

UPVC double glazed window to the rear elevation, shower enclosure with mains fed rainwater shower over, panelled bath with shower attachment over, vanity jack and jill sinks with mixer taps over, recessed spotlights to the ceiling, extractor fan, tiled splashbacks, vinyl flooring, UPVC splashbacks, chrome heated towel rail.

### Outside

#### Front of Property

To the front of the property there is a driveway providing off the road parking for approximately five cars, access to the garage, fenced and walled boundaries.

#### Garage

14'11" x 26'2" 19'8" approx (4.57m x 8'06 approx)

Power and lighting, housing the combination boiler, electric roller shutter door to the front elevation.

#### Rear of Property

To the rear of the property there is an enclosed rear garden with patio area leading to a block paved seating area, lawned area, outdoor water tap, shed, side gated access to the front of the property, hedging and fencing to the boundaries, a range of plants and shrubbery planted to the borders.

#### 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 17mbps 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			85
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>		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			
<b>England &amp; Wales</b>		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.