Robert Ellis

look no further. . .

Wensley Road
Woodthorpe, Nottingham NG5 4JU

ELEGANT AND SPACIOUS THREE BEDROOM DETACHED HOME ON THE DESIRABLE WENSLEY ROAD, WOODTHORPE

Offers In The Region Of

This beautifully presented three-bedroom detached home, situated on the ever-popular Wensley Road in Woodthorpe, offers stylish and spacious living ideal for families and professionals alike. Tastefully decorated throughout, the property has been thoughtfully extended at the rear to create a light-filled open-plan living space that blends comfort, practicality, and contemporary design.

Upon entering, you are welcomed by a generous entrance hall with ample space for storage and flow. To the right, a versatile room currently used as a cloakroom/office provides the perfect space for remote working or additional storage. To the left, the bay-fronted living room offers a cosy yet elegant retreat, perfect for relaxation or entertaining guests.

To the rear of the property, the standout feature is the stunning open-plan kitchen, lounge, and dining area. Bathed in natural light from large windows and overlooking the suntrap rear garden, this space is the heart of the home. The kitchen is fully fitted with high-end, integrated white goods and offers plenty of counter and cupboard space, making it ideal for both everyday cooking and entertaining.

A large utility room, complete with an adjoining WC, adds further practicality and convenience, ensuring the main living areas remain uncluttered and serene.

Upstairs, the property continues to impress with three generously sized bedrooms, all beautifully decorated to the same high standard. The stylish family bathroom is well-appointed with modern fixtures and fittings.

Externally, the rear garden is private and south-facing, making it the perfect place to relax or entertain during the warmer months. The front of the property offers off-street parking and access to the integrated garage.

Located in the desirable suburb of Woodthorpe, the property enjoys a quiet residential setting while remaining close to a wide range of local amenities. Nearby are excellent schools, local shops, supermarkets, and family-friendly parks. Transport links are also strong, with regular bus routes and easy access to the local town of Arnold as well as leading into Nottingham city centre and beyond.

This is a rare opportunity to purchase a turn-key family home in a sought-after location — early viewing is highly recommended.

Entrance Hallway
Archway with outdoor lighting leading to the composite entrance door to the front elevation giving access into the entrance hallway comprising wall mounted radiator, security alarm panel, laminate floor covering, under stairs storage cupboard providing useful additional storage space, carpeted staircase leading to the first floor landing, panelled doors leading off to:

Cloakroom
Double glazed window to the front elevation, laminate floor covering.

Lounge
Double glazed bay fronted window to the front elevation, wall mounted radiator, feature electric fire, laminate floor covering.

Utility Room
Spacious utility room with a range of matching wall and base units with worksurfaces over incorporating a sink and drainer unit swan neck mixer tap over, space and plumbing for a washing machine, wall mounted radiator, wall mounted boiler, laminate floor covering, door to downstairs WC, UPVC double glazed door to the side elevation providing front and rear access.

Downstairs WC
Double glazed window, WC, handwash basin with mixer tap, tiled splashback, laminate floor covering.

Kitchen
This spacious modern kitchen diner benefits from having a range of matching wall and base units with worksurfaces over incorporating a 1 1/2 bowl sink and drainer unit with mixer tap over, integrated dishwasher, integrated double oven, induction hob with extractor hood over, space and point for an American fridge freezer, island providing additional worksurfaces and storage, tiled splashbacks, laminate floor covering, wall mounted radiator, recessed spotlights to the ceiling, undercounter lighting, opening through to sitting room.

Sitting Room
Laminate floor covering, sliding doors to the rear elevation leading to the enclosed rear garden, wall mounted radiator, opening through to the dining room.

Dining Room
Laminate floor covering, double glazed window to the rear elevation, wall mounted electric heater.

First Floor Landing
Carpeted flooring, double glazed window to the side elevation, panelled doors leading off to:

Bedroom One
Double glazed bay fronted window to the front elevation, wall mounted radiator, door to en-suite, carpeted flooring, built-in wardrobes.

En-Suite
Shower cubicle with mains-fed rainwater shower over, tiled splashbacks, vanity hand wash basin with mixer tap over, WC, chrome heated towel rail, recessed spotlights to the ceiling.

Bedroom Two
Double window to the rear elevation, wall mounted radiator, carpeted flooring, built-in wardrobes.

Bedroom Three
Double glazed window to the front elevation, wall mounted radiator, carpeted flooring, built-in wardrobes.

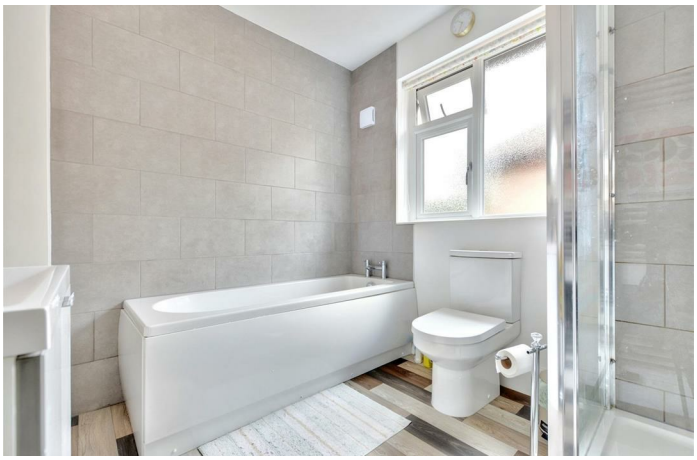
Family Bathroom
Double glazed window, panelled bath with mixer tap over, shower enclosure with mains fed rainwater shower above, tiled splashbacks, WC, vanity handwash basin with mixer tap over, recessed spotlights to the ceiling.

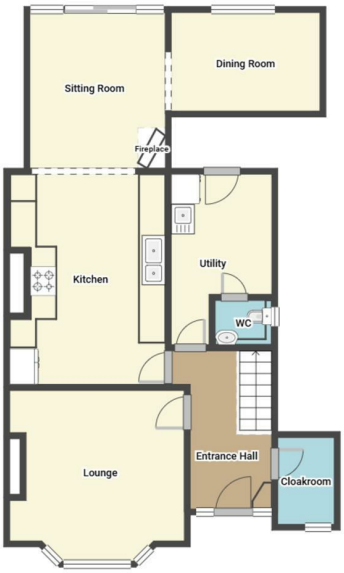
Outside

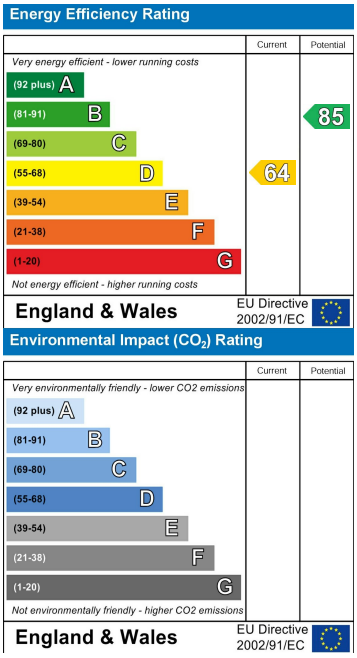
Front of Property
To the front of the property there is a large driveway providing off the road parking for up to three cars, a range of mature plants and shrubbery planted to the borders, walled boundaries, side access.

Rear of Property
To the rear of the property there is a spacious tranquil south-facing enclosed rear garden with paved patio area lawned area, spacious lawned area, steps to further decked area to the rear of the garden, mature plants and shrubs planted to the borders, fencing to the boundaries.

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 11mbps 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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