



**Somersby Road  
Woodthorpe, Nottingham NG5 4LT**

**Guide Price £350,000 Freehold**

A FOUR BEDROOM DETACHED FAMILY HOME SITUATED IN WOODTHORPE, NOTTINGHAM



\*\* IDEAL DETACHED FAMILY HOME \*\* MUST VIEW \*\*

\*\*GUIDE PRICE £350,000-£360,000\*\*

Robert Ellis Estate Agents are delighted to offer to the market this beautiful FOUR BEDROOM DETACHED FAMILY HOME situated in Woodthorpe, Nottingham.

The property is positioned within the desirable location of Woodthorpe, Nottingham, which is a popular location for families as it is within walking distance from local schools such as, Good Sheppard, Woodthorpe Infants, Ernehal, Amo Vale & Arnold Hill Academy. The home is also 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.

In brief the property comprises of; entrance hall, breakfast kitchen, pantry, open plan lounge/diner, four bedrooms, family bathroom and separate WC.

To the front of the property there is large U Shaped driveway providing ample off the road parking and access into garage. To the rear there is a large enclosed rear garden with a patio area, steps leading to laid to lawn area and a further patio area with ample space for outdoor dining and entertaining.

Do not miss out on this fantastic opportunity, call us today to arrange your viewing!



## Front of Property

U Shaped driveway providing ample off the road parking. Access to Garage. Range of plants and shrubbery. Stone wall to the front elevation. Fencing and hedging to the side elevation. Secure gated access to the rear of the property.

## Entrance Hallway

9'6" x 6'11" approx (2.91 x 2.13 approx)

UPVC double glazed entrance door to the front elevation with UPVC double glazed windows either side. Carpeted flooring. Wall mounted radiator. Ceiling light point. Built-in display shelving. Built-in cupboard housing meters. Carpeted staircase to First Floor Landing. Under stairs storage cupboard. Internal glazed door leading into Kitchen

## Kitchen

16'7" x 9'0" approx (5.08 x 2.76 approx)

UPVC double glazed window to the rear elevation. UPVC double glazed door to the side elevation leading to the enclosed rear garden. Tiled flooring. Tiled splash backs. Wall mounted radiator. Ceiling light points. Range of wall and base units with worksurfaces over and built-in breakfast bar with ample space for seating. Built-in display cabinets. Double sink and drainer unit with dual heat tap. Integrated electric Neff oven. Induction Bosch 4 ring hob with extractor unit above. Integrated dishwasher. Space and plumbing for automatic washing machine. Internal door leading into Under stairs Pantry. Internal glazed door leading into Open Plan Living Room /Dining Room

## Pantry

3'4" x 2'10" m approx (1.04 x 0.88 m approx)

UPVC double glazed window to the side elevation

## Dining Room

9'10" x 11'5" approx (3.00 x 3.50 approx)

UPVC double glazed sliding doors to the rear elevation leading to the enclosed rear garden. Carpeted flooring. Wall mounted radiator. Ceiling light point. Coving to the ceiling. Dado rail. Ample space for dining table. Archway open through to Living Room

## Living Room

11'10" x 13'9" approx (3.62 x 4.20 approx)

UPVC double glazed bay fronted window to the front elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point. Wall light points. Coving to the ceiling. Dado rail. Feature electric fireplace with tiled hearth and surround. Archway open through to Dining Room

## First Floor Landing

7'6" x 10'2" x 3'1" x 12'5" approx (2.3 x 3.1 x 0.96 x 3.8 approx)

UPVC double glazed window to the side elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point. Dado rail. Loft access hatch. Internal door leading into Bedroom 1, 2, 3, 4, Family Bathroom and Separate WC. Loft access hatch (Partly boarded with pull down ladder)

## Bedroom 1

8'3" x 22'7" approx (2.52 x 6.90 approx)

UPVC double glazed windows to the front and rear elevations. Carpeted flooring. Wall mounted radiators. Ceiling light points. Coving to the ceiling. Range of built-in wardrobes, drawers and dressing table area providing ample storage space.



## Bedroom 2

10'1" x 10'5" approx (3.08 x 3.19 approx)

UPVC double glazed window to the rear elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point. Built-in storage cupboard.

## Bedroom 3

10'9" x 9'8" approx (3.30 x 2.97 approx)

UPVC double glazed bay fronted window to the front elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point. Coving to the ceiling. Range of built-in wardrobes, drawers and dressing table area providing ample storage space.

## Bedroom 4

9'9" x 9'3" approx (2.98 x 2.83 approx)

UPVC double glazed window to the front elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point. Dado rail.

## Family Bathroom

2'3" x 5'11" approx (0.69 x 1.82 approx)

Carpeted flooring. Fully tiled walls. Wall mounted radiator. Ceiling light point. Bath with hot and cold tap and electric handheld shower unit. Vanity wash hand basin with dual heat tap. Airing cupboard.

## Separate WC

2'3" x 5'11" approx (0.69 x 1.82 approx)

UPVC double glazed window to the side elevation. Carpeted flooring. Fully tiled walls. Ceiling light point. Low level flush WC

## Garage

8'3" x 22'6" approx (2.53 x 6.87 approx)

Up and over door to the front elevation. UPVC double glazed door to the rear elevation. UPVC double glazed window to the rear elevation. Power & Lighting. Housing boiler unit.

## Rear of Property

Up and over door to the front elevation. UPVC double glazed door to the rear elevation. UPVC double glazed window to the rear elevation. Power & Lighting. Housing boiler unit.

## Council Tax

Local Authority Gedling

Council Tax band E

## Agents Notes: Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky

Broadband Speed - Standard 16mbps Ultrafast 1000mbps

Phone Signal – 02

Sewage – Mains supply

Flood Risk – Surface Water : High

Flood Defences – No

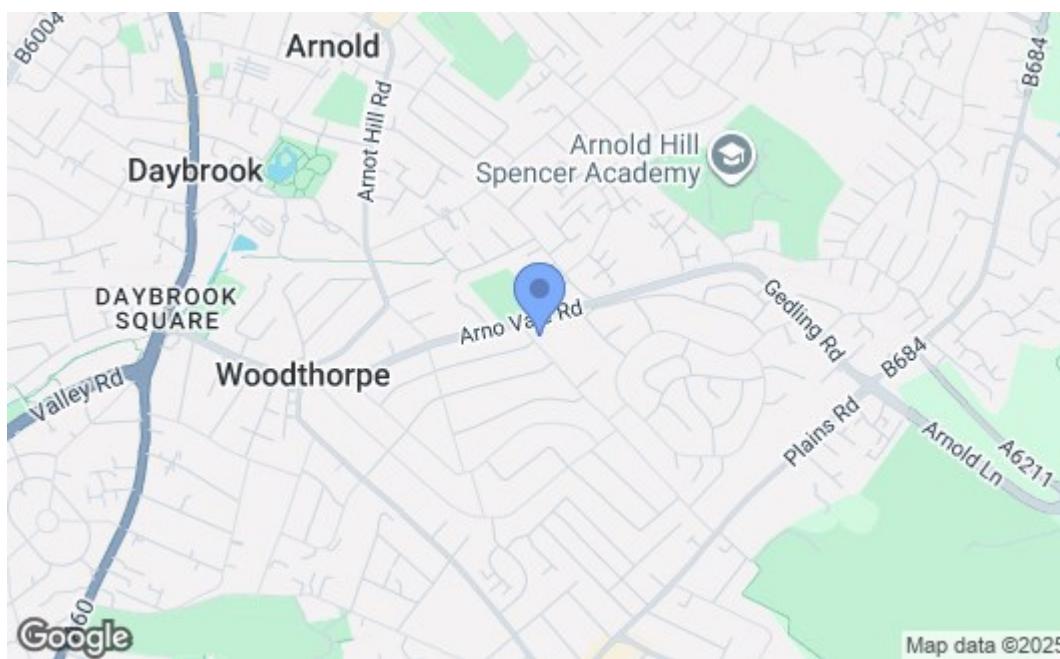
Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No



Robert Ellis  
ESTATE AGENTS



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		78
(69-80) C		
(55-68) D		57
(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 <sub>2</sub> ) Rating		
	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		

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.