



**Wensley Road
Woodthorpe, Nottingham NG5 4JU**

Guide Price £335,000-£345,000

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A RARE OPORTUNITY! A THREE
BEDROOM DETACHED FAMILY HOME
SITUATED IN WOODTHORPE!**



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****DO NOT MISS OUT!** UNIQUE OPORTUNITY!** NO CHAIN!****

This three-bedroom detached home, located in the highly desirable area of Woodthorpe, Nottingham, offers great potential for those looking to create their ideal family home. Although it needs some modernisation and attention, this property offers an excellent opportunity to personalise and enhance it, turning it into a stylish and comfortable home in a highly desirable location.

The ground floor features a spacious open-plan lounge/diner, providing a versatile area for both relaxation and entertaining. The kitchen offers ample space for renovation, and the adjacent utility room adds convenience for daily tasks. A downstairs WC adds practicality to the layout.

Upstairs, you'll find three well-sized bedrooms, each offering great potential for customization. The family bathroom provides space for updating, and a separate toilet ensures added functionality. With a little imagination, this floor can easily be transformed into a comfortable and stylish living area.

The private rear garden is a standout feature of this property, offering a peaceful and secluded outdoor space perfect for families. Whether it's for children's play, summer gatherings, or simply unwinding in privacy, the garden provides endless possibilities.

To the front, the property benefits from a garage and driveway, offering off-road parking and extra storage. Whether you need space for vehicles, bikes, or storage, this area meets all your needs.

Ideally located close to well-regarded local schools, excellent transport links, and a range of shops, this home is perfect for families looking for both convenience and a chance to personalise their space. With some work and vision, this property has the potential to become a wonderful family home.



Front of Property

To the front of the property there is a driveway providing off the road parking for one car, parking in front of the property, gate providing access to the front of the property, walk way and steps leading to the front door, lawned area, plants and shrubbery surrounded by wall and fencing, side access with gate, access to garage.

Entrance Hallway

Wooden entrance door to the front elevation leading into the hallway, carpeted flooring, wall mounted radiator, storage cupboard, stairs to first floor, door to kitchen, door to lounge diner.

Lounge Diner

29'6" x 11'8" approx (9.01 x 3.57 approx)

Carpeted flooring, two wall mounted radiators, UPVC double glazed bay window to the front elevation, double glazed sliding door leading to the enclosed rear garden, gas fire with tiled hearth and wood surround including recent service certificate.

Kitchen

12'5" x 7'7" approx (3.80 x 2.32 approx)

Tiled flooring, a range of wall, base and drawer units with worksurfaces over incorporating a double sink and drainer unit with mixer tap, tiled splashbacks, UPVC double glazed window to the rear elevation, electric oven with electric hob over, extractor fan, plumbing and space for a washing machine and dishwasher, door to utility room.

Utility Room

8'5" x 10'2" approx (2.57 x 3.11 approx)

Carpeted flooring, wooden door giving access to the side of the property, wooden door giving access to the rear of the property, wall base and drawer units with worksurfaces over, coving to the ceiling, tiled splashbacks.

Downstairs WC

Carpeted flooring, tiled splashbacks, single glazed window to the front elevation, handwash basin with mixer tap.

First Floor Landing

Carpeted stairs leading to the landing comprising carpeted flooring, single glazed window to the side elevation, doors leading off to rooms.

Bedroom 1

12'9" x 15'6" approx (3.90 x 4.73 approx)

Carpeted flooring, wall mounted radiator, double glazed bay fronted window to the front elevation, built-in wardrobe.

Bedroom 2

11'9" x 12'8" approx (3.59 x 3.87 approx)

Wall mounted radiator, double glazed wooden window to the rear elevation, built-in wardrobes.

Bedroom 3

6'7" x 10'3" approx (2.03 x 3.14 approx)

Carpeted flooring, wall mounted radiator, double glazed bay fronted window to the front elevation.

Bathroom

Carpeted flooring, vanity wash hand basin with separate hot and cold tap, double glazed window to the side elevation, tiled splashbacks, heated towel rail, bath with separate hot and cold tap, mains fed shower, cupboard housing the combi-boiler which is under warrantee and recent service certificate.

Separate WC

Carpeted flooring, tiled splashbacks, single glazed wooden window to the side elevation, WC.

Rear of Property

To the rear of the property there is an enclosed rear garden with steps leading to lawned area, side access with gate, a range of shrubbery and flowers surrounded by hedging, outdoor store.

Outdoor Store

3'6" x 6'5" approx (1.07 x 1.98 approx)

Perfect storage for garden furniture and utensils such as lawnmowers.

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 20mbps Ultrafast 1000mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

Flood Defences: No

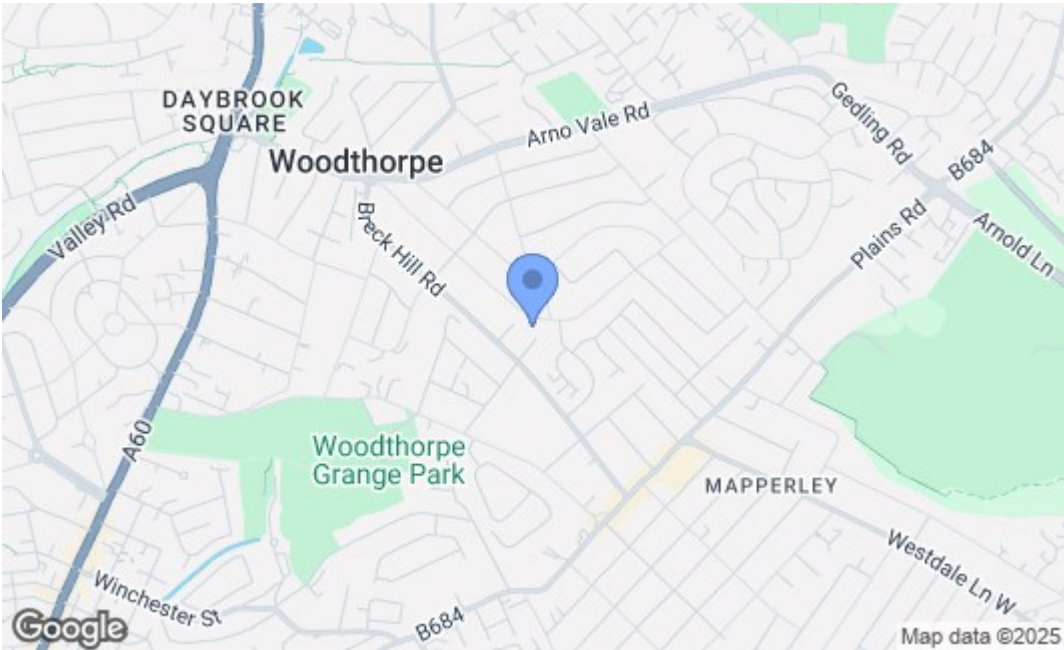
Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No



Robert Ellis
ESTATE AGENTS



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(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 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.