



Fisher Avenue  
Woodthorpe, Nottingham NG5 4JE

**Asking Price £400,000 Freehold**

STUNNING EXTENDED DETACHED FAMILY HOME IN THE HEART OF WOODTHORPE



A beautifully presented and extended three bedroom detached family home, positioned at the head of a quiet cul-de-sac in the highly sought-after area of Woodthorpe, offering spacious and versatile accommodation throughout and ideally located close to well-regarded primary and secondary schools, as well as Arnold and Mapperley with their excellent range of shops and amenities.

This impressive property has been thoughtfully modernised and enhanced to a high standard, combining contemporary finishes with practical family living. The ground floor features a welcoming entrance hallway leading to a bright bay-fronted living room with feature fireplace, a separate dining room ideal for entertaining, and a stunning re-fitted kitchen complete with integrated appliances and breakfast bar. The kitchen flows seamlessly into a light-filled garden room with Velux windows and sliding doors opening onto the rear garden, creating a superb open living space.

To the first floor are three well-proportioned bedrooms, including a generous principal bedroom with built-in wardrobes, alongside a stylish four-piece family bathroom and a separate WC, providing added convenience.

Externally, the property benefits from a spacious driveway offering ample off-road parking. To the rear, there is a beautifully maintained enclosed garden with patio and lawned areas, mature planting and a high degree of privacy. A detached outbuilding/home office provides additional flexible space, ideal for remote working or hobbies.

Offering a perfect blend of space, style and location, this property represents an ideal purchase for families looking to move into a ready-to-enjoy home in a desirable residential setting.



### Entrance Hallway

12'6 x 6' approx (3.81m x 1.83m approx)

Modern UPVC double glazed door to the front with fixed double glazed panels either side, recessed spotlights to the ceiling, panelling to the walls, stairs to the first floor with glass balustrades, LVT flooring, panelled doors to:

### Living Room

13'1 x 13'5 approx (3.99m x 4.09m approx)

UPVC double glazed sectional bay window to the front, recessed spotlights to the ceiling, radiator, part panelling to the walls, feature electric fireplace, LVT flooring.

### Dining Room

11'8 x 14'3 approx (3.56m x 4.34m approx)

Recessed spotlights to the ceiling, part panelling to the walls, double radiator, feature electric fireplace, internal glazed front doors to living room and internal glazed doors with bay window leading through to extended dining kitchen, LVT flooring.

### Kitchen

17'5 x 8'4 approx (5.31m x 2.54m approx)

This re-fitted kitchen benefits from having a range of matching contemporary wall and base units incorporating feature work surface over, under counter sink with swan neck mixer tap, recessed spotlights to the ceiling, four ring gas hob with stainless steel splashback and extractor over, integrated double oven, integrated dishwasher, integrated fridge freezer and integrated washing machine, UPVC double glazed window picture to the rear, UPVC double glazed window and door to the side leading to the garden, LVT flooring and panelled door to cellar offering further storage, breakfast bar offering additional seating and open through to:

### Garden Room

12'2 x 10'8 approx (3.71m x 3.25m approx)

Sliding double glazed patio door leading to the rear, LVT flooring, recessed spotlights to the ceiling with Velux style roof lights, internal glazed door to dining room, breakfast bar, opening through to the kitchen.

### First Floor Landing

UPVC double glazed window to the side, recessed spotlights to the ceiling, part panelling to the walls, panelled doors to:

### Bedroom 1

11'9 x 13'4 into bay approx (3.58m x 4.06m into bay approx)

UPVC double glazed sectional bay window to the front, double radiator, recessed spotlights to the ceiling, range of built-in wardrobes providing ample additional storage, built-in dressing table and mirror door.

### Bedroom 2

12' x 12'1 approx (3.66m x 3.68m approx)

UPVC double glazed window to the rear, double radiator, recessed spotlights to the ceiling.

### Bedroom 3

13'4 x 7'4 approx (4.06m x 2.24m approx)

UPVC double glazed windows to the rear and side, radiator, recessed spotlights to the ceiling.

### Bathroom

8'7 x 7'3 approx (2.62m x 2.21m approx)

UPVC double glazed window to the front, four piece suite comprising free standing bath with mixer swan neck free standing tap over, low flush w.c., vanity wash hand basin with storage cupboard below, walk-in shower enclosure with mains fed shower above, tiled floor and walls, recessed spotlights to the ceiling, chrome heated towel rail.

### Separate w.c.

4'8 x 2'4 approx (1.42m x 0.71m approx)

Low flush w.c., vanity wash hand basin, UPVC double glazed window to the side, recessed spotlight, loft access hatch, tiled floor and walls.

### Outside

The property sits towards the head of a private cul-de-sac with a spacious driveway to the front offering ample off road parking.

To the rear there is an enclosed garden incorporating a paved patio area, garden laid to lawn, mature shrubs and trees planted to the borders.

### Home Office

15'5 x 8'6 approx (4.70m x 2.59m approx)

Double glazed windows to the front, side and rear, UPVC double glazed French doors to the side, recessed spotlights to the ceiling and LVT flooring. An ideal play room, home office or additional reception subject to a buyers needs and requirements.

### Council Tax

Nottingham Council Band D

### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 16mbps Superfast 80mbps Ultrafast 1800mbps

Phone Signal – 02, Three, EE, Vodafone

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

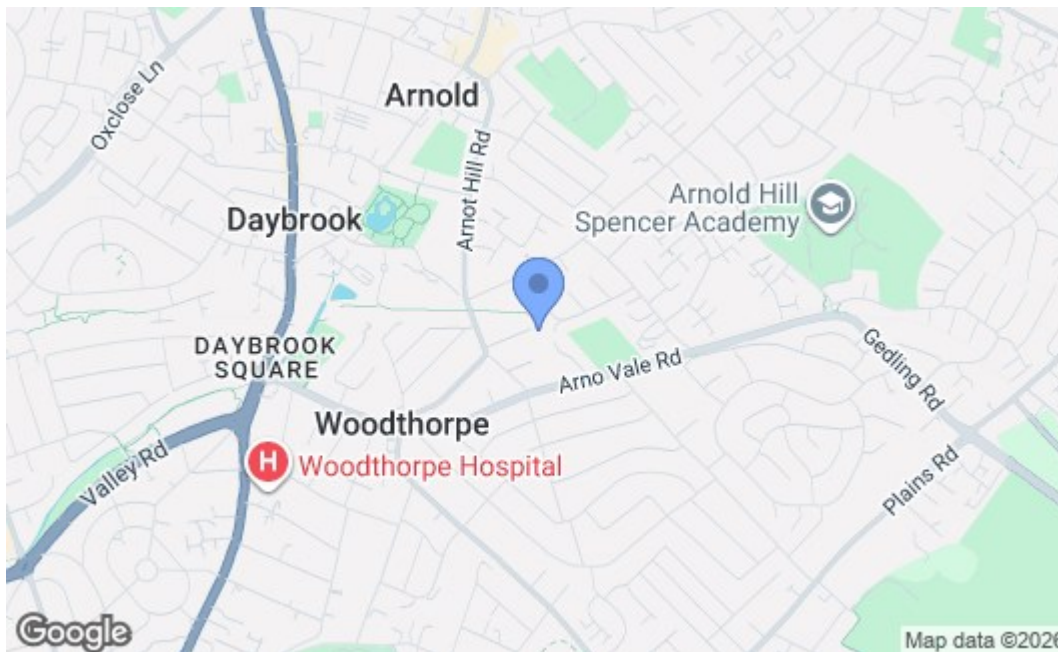
Flood Defenses – No

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			
(81-91) B			
(69-80) C			
(55-68) D			
(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	
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			
<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.