Robert Ellis

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Wintringham Crescent
Woodthorpe, Nottingham NG5 4PE

A SPACIOUS AND VERSATILE FOUR BEDROOM DETACHED HOME WITH ANNEX, THREE BATHROOMS, LANDSCAPED GARDEN, AMPLE PARKING, AND NO UPWARD CHAIN.

Asking Price £425,000 Freehold

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An extremely well-presented and deceptively spacious four bedroom detached family home situated in this sought-after residential location within easy reach of a range of local schools, amenities and excellent transport links.

With the added benefit of a versatile ground floor annex-style layout, three bathrooms, ample off street parking and landscaped rear gardens, this superb home is ideal for growing families or those looking for flexible, multi-generational living.

The accommodation comprises a welcoming entrance porch leading to a bright and spacious open plan lounge/dining room with sliding patio doors to the rear garden, and an adjoining fitted kitchen with integrated appliances and access to a useful utility area and side lobby. There is a ground floor shower room, store/bedroom and an additional reception/bedroom which could be used as a home office, second living space or even a kitchen, making it perfect for independent living if required.

To the first floor are two generous double bedrooms and a modern family bathroom, with a further double loft space with en-suite.

Outside, the property is set back from the road with a large double-width driveway providing off road parking for multiple vehicles, and a beautifully landscaped rear garden offering a private space to relax and entertain.

Offered to the market with no upward chain, this is a fantastic opportunity to purchase a flexible and well-maintained home in a popular and convenient location. An early viewing comes highly recommended.

Entrance Porch
2'4 x 9'8 approx (0.71m x 2.95m approx)
UPVC double glazed French doors to the front elevation, ceiling light point, coat hooks for additional storage space, with internal UPVC double glazed door leading to the inner entrance lobby.

Inner Entrance Lobby
7'11 x 7'03 approx (2.41m x 2.21m approx)
Carpeted staircase leading to the first floor landing, UPVC double glazed window to the front elevation, laminate floor covering, open through to open plan lounge diner.

Open Plan Lounge Diner
10'3 x 26'7 approx (3.12m x 8.10m approx)
UPVC double glazed sectional bay window to the front elevation, laminate floor covering, ceiling light point, wall mounted radiator, feature fireplace incorporating marble hearth and surround with living flame gas fire, sliding double glazed patio doors leading through to landscaped rear garden, opening through to entrance hallway, opening through to fitted kitchen.

Fitted Kitchen
10'1 x 11'05 approx (3.07m x 3.48m approx)
A range of matching wall and base units incorporating laminate work surfaces over, 1 1/2 bowl stainless steel sink with mixer tap above, integrated NEFF oven with four ring hob above, integrated fridge, ceiling light point, coving to the ceiling, laminate floor covering, UPVC double glazed window to the rear elevation, tiled splashbacks, opening through to dining room, chrome heated towel rail, double glazed door leading through to side lobby, panelled door leading through to utility area.

Utility Area
5'2 x 7'02 approx (1.57m x 2.18m approx)
Space and point for a freestanding fridge and freezer, laminate floor covering, space and plumbing for automatic washing machine, shelving for additional storage space, light and power.

Side Lobby
8'6 x 7'02 approx (2.59m x 2.18m approx)
UPVC double glazed door leading through to the conservatory with UPVC double glazed window, ceiling light point, wall mounted double radiator, tiling to the floor, panelled doors leading off to;

Ground Floor Shower Room
7'11 x 7'10 approx (2.41m x 2.39m approx)
UPVC double glazed window to the rear elevation, wall mounted radiator, walk-in shower enclosure with mains fed shower, corner WC, corner vanity wash hand basin with mixer tap over, tiling to the walls, tiling to the floor, chrome heated towel rail, wall mounted radiator, recessed spotlights to the ceiling, extractor fan, panelled doors leading to side lobby and bedroom.

Store/Bedroom Four
14'6 x 8'2 approx (4.42m x 2.49m approx)
Velux roof light providing natural daylight, carpeted flooring, wall mounted radiator, recessed spotlights to the ceiling, panelled door leading to additional ground floor reception, panelled door leading to en-suite shower room.

Currently being utilised as additional storage space.

Ground Floor Reception/Bedroom Three
13'4 x 13'06 approx (4.06m x 4.11m approx)
UPVC double glazed picture window to the front elevation, UPVC double glazed roof lantern, recessed spotlights to the ceiling, panelled door leading leading to additional ground floor bedroom/reception, panelled door leading to side lobby, this versatile additional reception space offers excellent potential whether being utilised as a reception room, home office, bedroom, living room or kitchen depending on the buyers needs and requirements.

Conservatory
12'11 x 9'10 approx (3.94m x 3.00m approx)
UPVC double glazed windows to the side and rear elevations, UPVC double glazed French doors leading to the rear landscaped garden, tiling to the floor, underfloor heating, recessed spotlights to the ceiling, internal UPVC double glazed door leading to the side lobby.

First Floor Landing
UPVC double glazed window to the side elevation, ceiling light point, coving to the ceiling, panelled doors leading off to;

Family Bathroom
7'3 x 8'8 approx (2.21m x 2.64m approx)
UPVC double glazed window to the rear elevation, modern four piece suite comprising corner panelled bath, shower cabin featuring rain water shower head above with additional jets, low level flush WC, pedestal wash hand basin, tiling to the floor, tiled splashbacks, recessed spotlights to the ceiling, chrome heated towel rail, underfloor heating.

Bedroom One
12' x 11'10 approx (3.66m x 3.61m approx)
UPVC double glazed picture window to the front elevation, wall mounted radiator, recessed spotlights to the ceiling, coving to the ceiling, laminate floor covering.

Bedroom Two
12'4 x 11'09 approx (3.76m x 3.58m approx)
UPVC double glazed picture window to the rear elevation, wall mounted radiator, ceiling light point, coving to the ceiling, carpeted flooring.

Staircase to Double Loft Space
7'11 x 7'04 approx (2.41m x 2.24m approx)
UPVC double glazed window to the front elevation, wall mounted radiator, spotlights to the ceiling, coving to the ceiling, built-in storage cabinets, staircase leading to the loft space.

Double Loft Space
18'7 x 9'03 approx (5.66m x 2.82m approx)
Velux roof lights to the ceiling providing ample natural daylight, recessed spotlights, built-in storage to the eaves allowing for further storage space, wall mounted radiator, bespoke desk unit providing additional seating space with wardrobe nook housing gas central heating boiler within cabinet, panelled door leading to en-suite bathroom.

En-Suite Bathroom
4'11 x 6'2 approx (1.50m x 1.88m approx)
Panelled bath with mixer shower attachment over, pedestal wash hand basin, low level flush WC, chrome heated towel rail, tiling to the walls, recessed spotlights to the ceiling, UPVC double glazed window to the rear elevation.

Front of Property
To the front of the property there is a spacious in-out driveway providing ample vehicle hardstanding, fencing and brick walls to the boundaries.

Rear of Property
To the rear of the property there is an enclosed rear garden incorporating fences to the boundaries, garden laid to lawn, paved patio area, pathway leading to rear garden store, mature shrubs and trees planted to the borders with secure gated access tot the front elevation, space for garden store.

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

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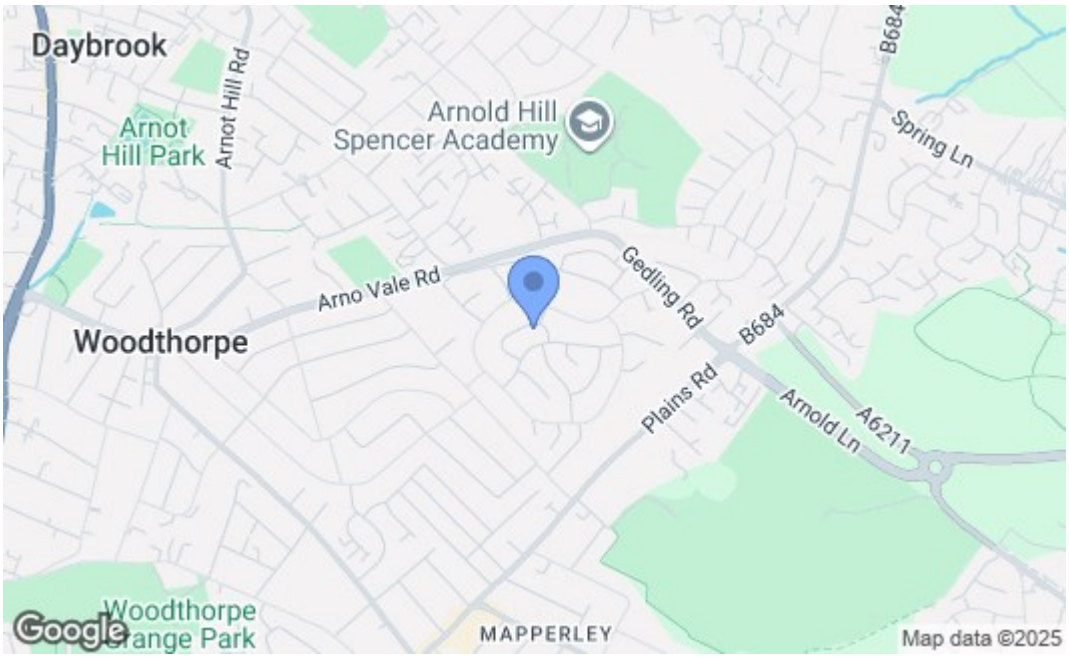

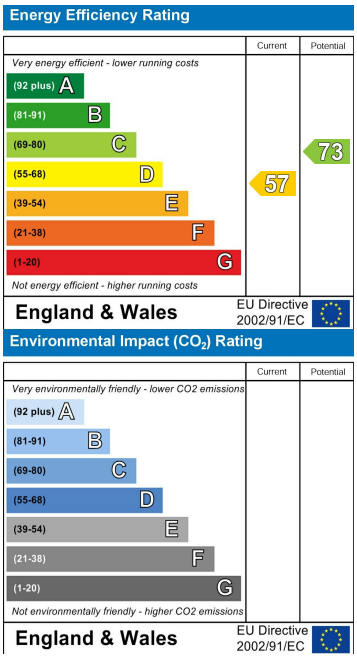

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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