



Nethermere Lane,  
Woodhouse Park, Nottingham  
NG8 6FA

**£320,000 Freehold**



A beautifully presented and modern three-bedroom, semi-detached property in a popular and convenient location.

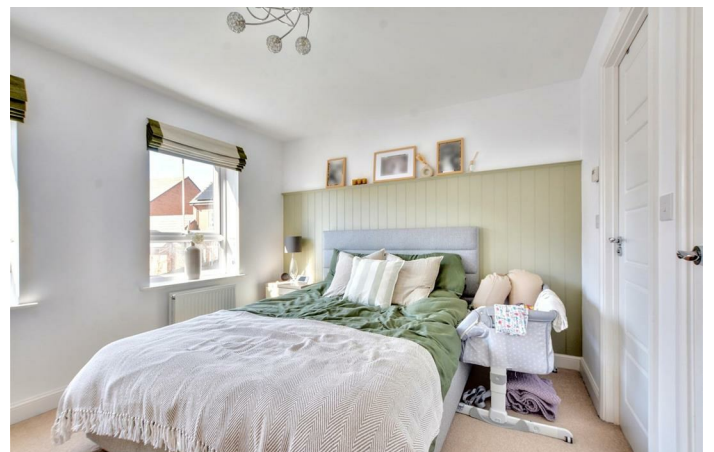
Situated in Woodhouse Park, you are ideally placed for access to a wide range of local amenities including shops, schools, healthcare facilities, public houses and transport links.

This wonderful property would be considered an ideal opportunity for a large variety of buyers including first time purchasers, young families or anyone looking to relocate to this fantastic location.

In brief the internal accommodation comprises; An entrance hall, open plan kitchen diner and living space, downstairs WC and study. Then rising to the first floor is a living room and main bedroom with en-suite. The top floor then has two double bedrooms and family bathroom.

Outside the property has a walled frontage with a paved footpath to the front door and driveway leading to the garage. The enclosed rear garden is then primarily lawned with paved seating area.

Having been incredibly well maintained by the currently vendors this delightful property is offered to the market with the advantage of gas central heating, UPVC double glazing throughout, and is well worthy of an early internal viewing.



### Entrance Hall

Composite entrance door, laminate flooring, radiator and access to a useful storage cupboard.

### Open Plan Kitchen Living Diner

#### Kitchen Area

A range of wall and base units with work surfacing over and tiled splashbacks, sink with mixer tap and drainer, inset hob with extractor fan above and integrated electric oven, fridge freezer and dishwasher.

Space and fittings for freestanding appliance washing machine.

#### Dining Space and Living Area

Laminate flooring, radiator and UPVC double glazed window to the rear garden.

#### Study/Bedroom Four

Laminate flooring, radiator and UPVC double glazed bay window to the front aspect.

#### First Floor Landing

A carpeted landing space with a useful storage cupboard housing the water tank.

#### Living Room

A carpeted reception room, with radiator and two UPVC double glazed windows to the front aspect.

#### Bedroom One

A carpeted bedroom, with radiator and two UPVC double glazed windows to the rear aspect. Access to the en-suite.

#### En-Suite

Incorporating a three-piece suite comprising low flush WC, pedestal wash hand basin and walk in mains control shower, part tiled walls, heated towel rail, UPVC double glazed window to the side aspect and extractor fan.

#### Second Floor Landing

A carpeted landing space.

#### Bedroom Two

A carpeted bedroom, with radiator, fitted wardrobes and UPVC double glazed Velux window.

#### Bedroom Three

A carpeted bedroom, with radiator, fitted wardrobes and UPVC double glazed Velux window.

#### Bathroom

Incorporating a three-piece suite comprising low flush WC, pedestal wash hand basin, bath with power shower above, part tiled walls, heated towel rail, UPVC double glazed window to the side aspect and extractor fan.

#### Outside

To the front of the property there is low maintenance grey slate chipping garden, with path leading to the entrance hall, with a tarmac driveway to side for off-road parking, with the garage beyond. To the rear of the property there is a private and enclosed rear garden which is mainly laid to lawn and features a patio area, pergola, timber shed, pedestrian door to the garage, and fence boundaries.

#### Material Information:

Freehold

Property Construction: Brick

Water Supply: Mains

Sewerage: Mains

Heating: Mains Gas

Solar Panels: No

Building Safety: No Obvious Risk

Restrictions: None

Rights and Easements: None

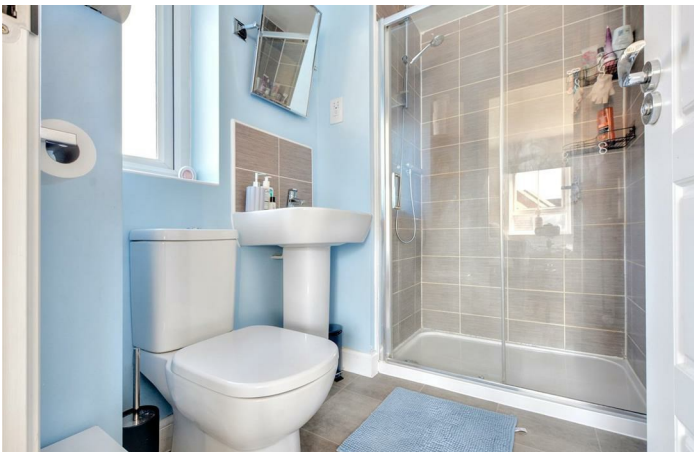
Planning Permissions/Building Regulations: None

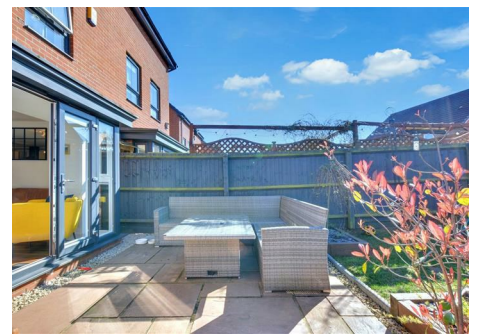
Accessibility/Adaptions: None

Has the Property Flooded?: No

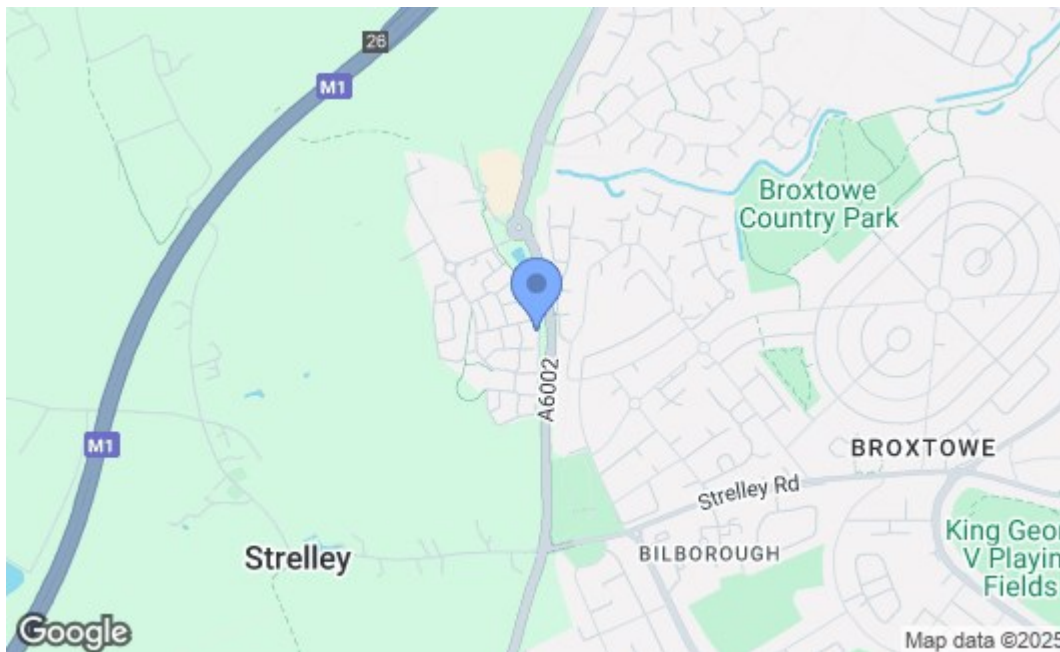
#### Disclaimer:

These details and Key facts 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. Full material information is available in hard copy upon request.





Robert Ellis  
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		84	
(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	

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