



Verden Way,  
Woodhouse Park, Nottingham  
NG8 6BB

**£319,995 Freehold**





THIS IS A LARGE, THREE STOREY CONTEMPORARY LOOKING SEMI DETACHED HOUSE POSITIONED WITHIN WOODHOUSE PARK, WHICH IS CONVENIENTLY LOCATED FOR A VARIETY OF AMENITIES AND FACILITIES INCLUDING EXCELLENT TRANSPORT LINKS.

Being situated on a private drive on the edge of Woodhouse Park development, this contemporary designed semi detached home provides spacious accommodation which is arranged on three levels. Having only been built in 2019 the property still has a 'brand new' feel and is still covered by the standard builders warranty. For the size and layout of the accommodation to be appreciated, we recommend that interested parties do take a full inspection so they are able to see all that is included in this lovely home for themselves. The property also includes a South facing rear garden and a brick built garage with parking at the side for at least two vehicles.

The property has an attractive appearance and is constructed of brick with weather boarding to the front elevation under a pitched tiled roof and the light and airy accommodation derives all the benefits from having gas central heating and double glazing. Being a very efficient home to run, the house is entered through a stylish composite front door into the reception hall which has a ground floor w.c. off, to the rear there is the large open plan living kitchen area which has French doors leading out to the rear garden and the kitchen is fitted with ranges of wall and base cupboards and has integrated appliances and at the front of the property there is a reception room which could be used as a dining room, study or similar. To the first floor the landing leads to the main double bedroom which has a shower room en-suite and there is a large room at the front which could be used as a lounge or alternatively a further double bedroom. To the second floor there are two further bedrooms and the family bathroom. Outside there is the easily managed garden area at the front, parking to the right hand side for at least two vehicles, the brick garage is positioned towards the rear and the rear garden is South facing and has a patio leading onto an astroturf lawn with a decked area behind the garage and the garden is kept private by having fencing and brickwork to the boundaries.

Woodhouse Park is a relatively new development on the outskirts of Nottingham which is easily accessible to local shops provided in Strelley, Nuthall, Kimberley, Bulwell and Wollaton, there are schools for all ages within easy reach, healthcare and sports facilities, walks in the adjacent open countryside and the excellent transport links include J26 of the M1 which is a couple of minutes drive away, the Nottingham tram system terminates at Phoenix Park, which again is only a few minutes away, East Midlands Airport can be easily accessed via the M1 and there are various main roads which provide easy access to Nottingham and the surrounding suburbs.



## Porch

Open porch with a glass roof and outside light leading through a stylish composite front door with four inset block glazed panels and a double glazed panel above leading to:

## Reception Hall

Stairs to the first floor, radiator, double cupboard with cloaks hanging, gas boiler and electric consumer unit and vinyl flooring which extends across the ground floor living accommodation.

## Ground Floor w.c.

Having a white low flush w.c., pedestal wash hand basin with mixer tap and tiled splashback with a mirror to the wall above, radiator and an X-pelair fan.

## Living Kitchen

23' overall x 12'7 approx (7.01m overall x 3.84m approx)

The sitting/dining area within this large open plan space has double glazed, double opening French doors with double glazed windows to either side set in a box bay window, radiator, built-in understairs storage cupboard and a TV point.

The kitchen area has cream finished units with stainless steel fittings and wood grain work surfaces and includes a 1½ bowl sink with a mixer tap and four ring gas hob set in a work surface which extends to three sides with an oven, integrated dishwasher, cupboards, integrated washing machine and drawers below, integrated upright fridge/freezer, matching eye level wall cupboards, hood and glazed back plate to the cooking area, plinth fan heater and tiling to the walls by the work surface areas.

## Dining Room/Study

9' x 6' approx (2.74m x 1.83m approx)

Double glazed window with fitted blind to the front and a radiator.

## First Floor Landing

The balustrade continues from the stairs to the landing and there is a second flight of stairs taking you to the second floor.

## Bedroom/Lounge

12'8 x 10' approx (3.86m x 3.05m approx)

Double glazed window with fitted blind to the front, radiator and a TV point.

## Bedroom 1

12'8 x 9'10 approx (3.86m x 3.00m approx)

Two double glazed windows with fitted blinds to the rear and a radiator.

## En-Suite

The en-suite to the main bedroom has a large walk-in shower with a mains flow shower system, tiling to three walls and a sliding glazed door and protective screen, pedestal wash hand basin with

a mixer tap and tiled splashback with a mirror to the wall above and a low flush w.c., electric shaver point, X-pelair fan, opaque double glazed window and a radiator.

## Second Floor Landing

The balustrade continues from the stairs onto the second floor landing, radiator and hatch to the loft.

## Bedroom 3

12'7 x 11'4 approx (3.84m x 3.45m approx)

Velux window with a fitted blind to the sloping ceiling, radiator and the hot water tank is enclosed in the airing/storage cupboard.

## Bedroom 4

12'8 x 9'6 to 7'3 approx (3.86m x 2.90m to 2.21m approx)

Dormer window and Velux window with fitted blinds to the front, radiator and a built-in storage cupboard.

## Bathroom

The main bathroom has a white suite including a panelled bath with a mixer tap and tiling to three walls, low flush w.c. and pedestal wash hand basin with a mixer tap, tiled splashback and a mirror to the wall above and a low flush w.c., radiator, opaque double glazed window and an X-pelair fan.

## Outside

At the front of the property there is an easily managed garden area with pebbled beds and established planting. To the right hand side of the property there is a driveway which provides off road parking for two vehicles with a gate from the drive to the rear garden.

The rear garden is South facing and has a patio to the immediate rear of the house leading onto an astroturf lawn with pebbled areas to the side and at the rear of the garage there is a decked seating area. The garden is kept private by having fencing to the side boundaries and a wall to the rear boundary.

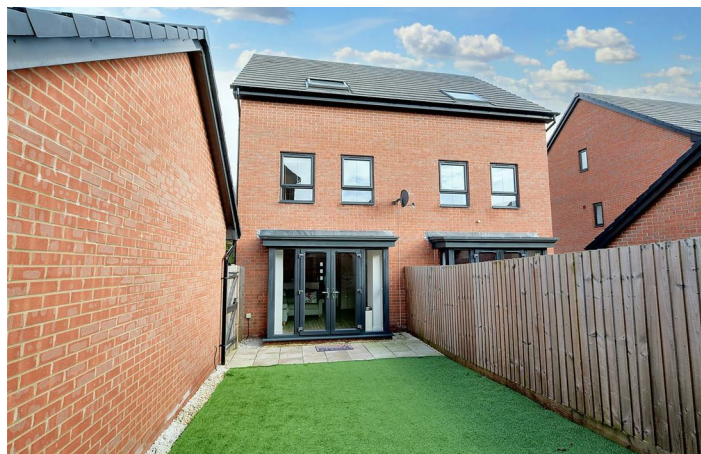
## Garage

16'7 x 9' approx (5.05m x 2.74m approx)

The brick garage has a pitched tiled roof, an up and over door to the front, power and lighting is provided within the garage and there is storage within the roof space.

## Council Tax

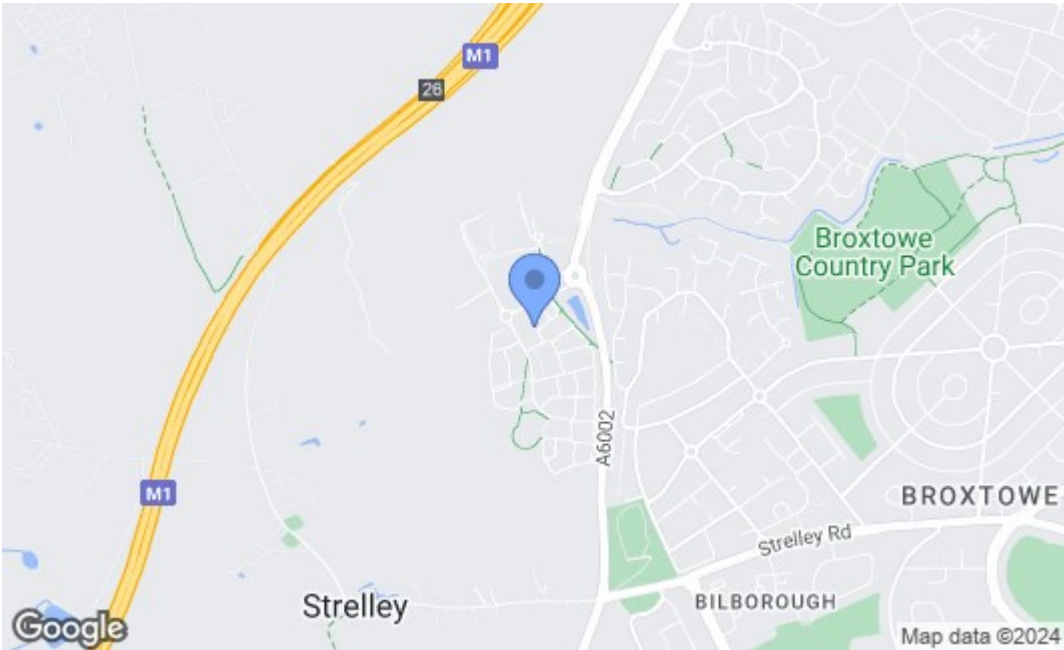
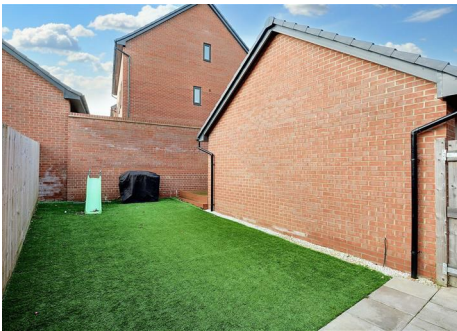
Nottingham Council Band C







Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metreplex C2024



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		
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.