



**Verden Way**  
**Woodhouse Park, Nottingham NG8 6BB**

A Modern Three Bedroom Detached Property  
with No Upward Chain.

**£300,000 Freehold**



A modern, three-bedroom detached property with the benefit of no upward chain.

Situated within the welcoming development of Woodhouse Park Nestled at the head of a small cul-de-sac on a corner plot with open aspect over a common to the front. There are good local facilities nearby with a gym and spa facility in walking distance as well as Aldi, close to Bilborough college and a short drive to J26 of the M1 Motorway.

This delightful property would be considered an ideal opportunity for a large variety of buyers including young families, professionals or anyone looking to relocate to this popular location.

In brief the internal accommodation comprises: entrance hall, living room, open plan kitchen diner, and downstairs WC. Then rising to the first floor are three bedrooms, main bedroom with en-suite and family bathroom.

Outside to the front is a lawned garden with paved footpath and hidden seating area. The enclosed rear garden is then primarily lawned with growing vegetables. There is also the advantage of a paved driveway leading to the garage.

With UPVC double glazing throughout and gas central heating this property is well worthy of an early internal viewing.



### Entrance Hall

Composite door through to the entrance hall with solid wood flooring and radiator.

### Living Room

15'9" x 9'11" (4.81m x 3.04m )

Solid wood flooring, with two radiators and two UPVC double glazed window to the front aspect and one to the side.

### Kitchen Diner

### Kitchen Area

16'7" x 6'9" (5.06m x 2.08m )

A range of wall and base units with work surfacing over and sink with drainer and mixer tap, inset electric oven and gas hob with extractor fan above. Space and fittings for freestanding appliances to include fridge freezer, washing machine and dishwasher. Access to the pantry cupboard and door to the rear garden.

### Dining Area

12'4" x 7'10" (3.77m x 2.39m )

Solid wood flooring, with radiator, two UPVC double glazed windows to the front aspect and UPVC double glazed French door to the rear garden.

### Downstairs WC

Low flush WC and wash hand basin.

### First Floor Landing

UPVC double glazed window to the rear aspect and access to the loft hatch.

### Bedroom One

12'3" x 11'3" (3.75m x 3.45m )

Solid wood flooring, with radiator, fitted wardrobe and two UPVC double glazed window to the front aspect and one to the side.

### En-Suite

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

### Bedroom Two

9'11" x 8'2" (3.03m x 2.50m )

Solid wood flooring, with radiator, fitted wardrobes and two UPVC double glazed windows to the front aspect and one to the side.

### Bedroom Three

6'10" x 6'5" (2.10m x 1.98m )

Solid wood flooring, with radiator, fitted desk units that could easily be removed and UPVC double glazed window to the side aspect.

### Bathroom

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

### Outside

As you approach the property there is a paved driveway with ample off-street parking for multiple cars, leading to the garage, there is then a paved footpath leading round to the front of the house, here is a lawned space with hidden seating area and mature shrubs. The enclosed rear is then primarily lawned with a paved seating area and various herb and vegetable plants.

### Garage

Up and over garage door with power.

### Estate Charge

The property is freehold, subject to an estate charge to contribute towards the upkeep of the estate. The current annual charge is £226.24.

### 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

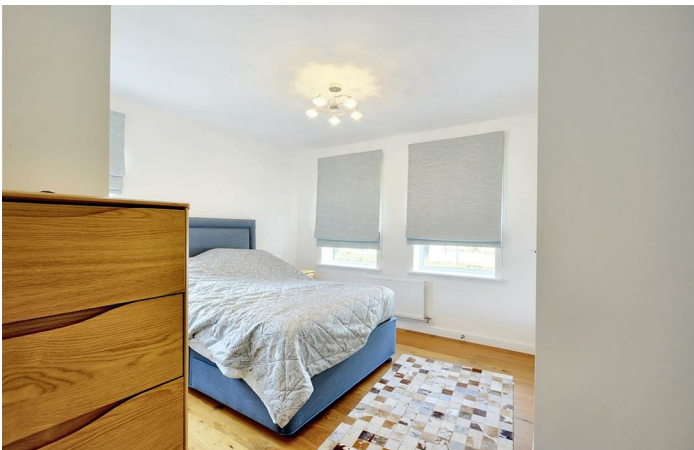
Planning Permissions/Building Regulations: None

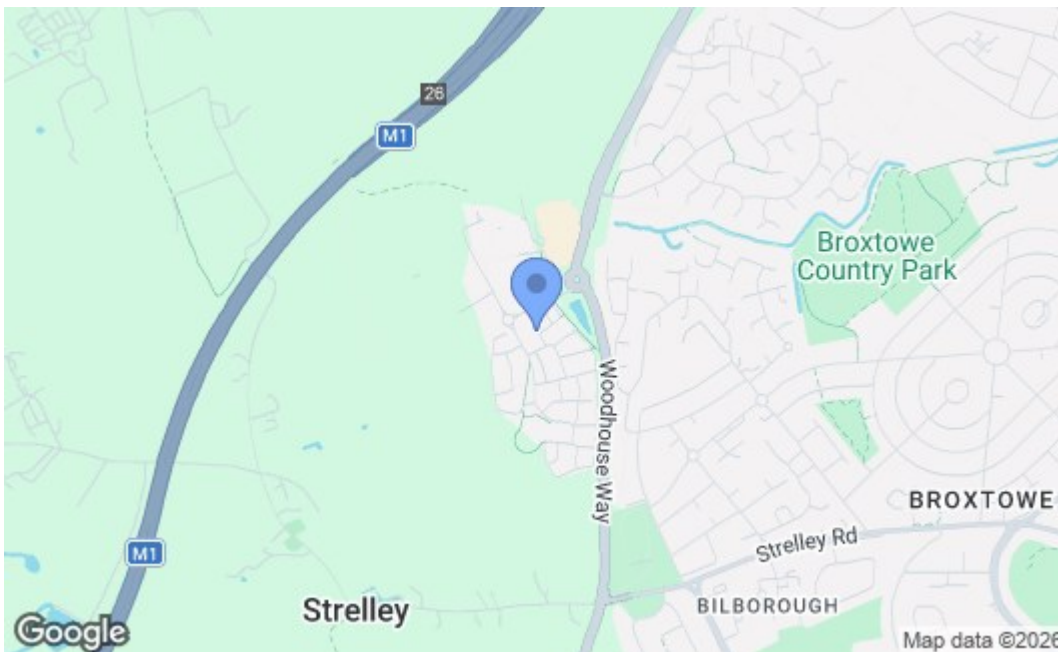
Accessibility/Adaptions: None

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.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		82	
(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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