



# £350,000

OFFERS IN THE REGION OF  
WALSINGHAM ROAD  
WOODTHORPE

- DETACHED FAMILY HOME
- TWO RECEPTION ROOMS
- THREE BEDROOMS
- DINING KITCHEN
- DRIVEWAY & GARAGE
- POPULAR RESIDENTIAL LOCATION
- EPC E



## Ideal Family Home in Sought-After Location

THIS DETACHED HOUSE IS PERFECTLY SITUATED IN A POPULAR AREA, OFFERING CLOSE PROXIMITY TO A RANGE OF LOCAL AMENITIES INCLUDING SCHOOLS, SHOPS, PARKS AND EXCELLENT TRANSPORT LINKS TO NOTTINGHAM CITY CENTRE. IDEAL FOR A GROWING FAMILY, THIS PROPERTY COMBINES CONVENIENCE WITH COMFORT.

UPON ENTERING, YOU ARE WELCOMED INTO THE ENTRANCE HALL. THE GROUND FLOOR FEATURES A SPACIOUS LOUNGE WITH PATIO DOORS THAT OPEN ONTO THE GARDEN AND A DINING AREA. THE WELL-APPOINTED KITCHEN INCLUDES INTEGRATED APPLIANCES SUCH AS A WASHING MACHINE, DISHWASHER, TUMBLE DRYER, AND UNDER-COUNTER FRIDGE.

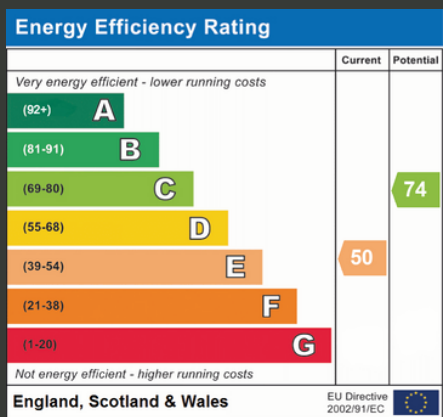
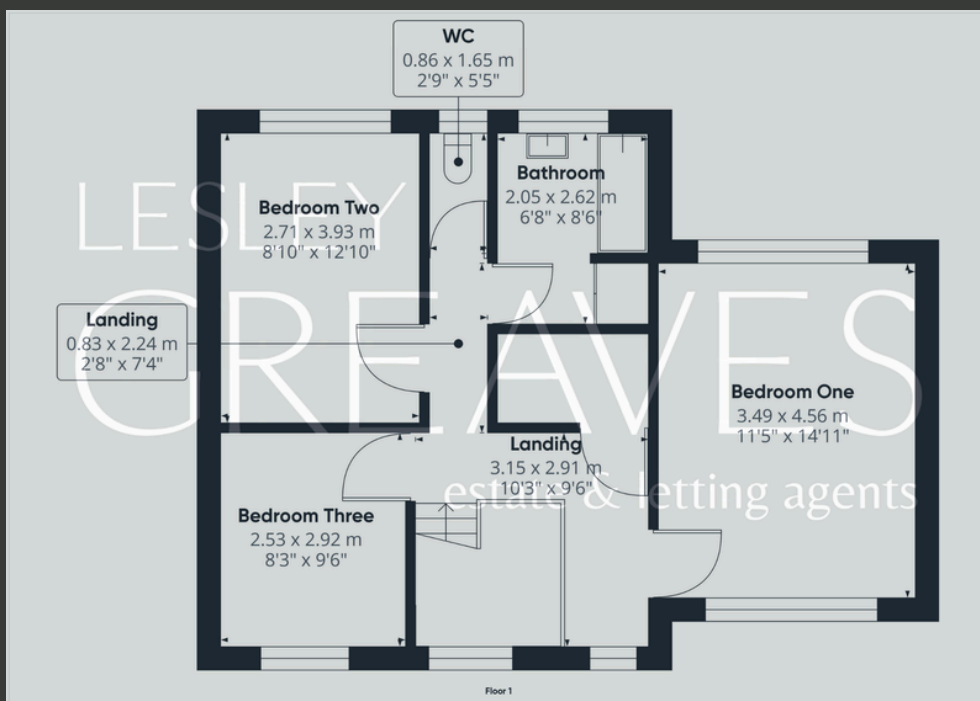
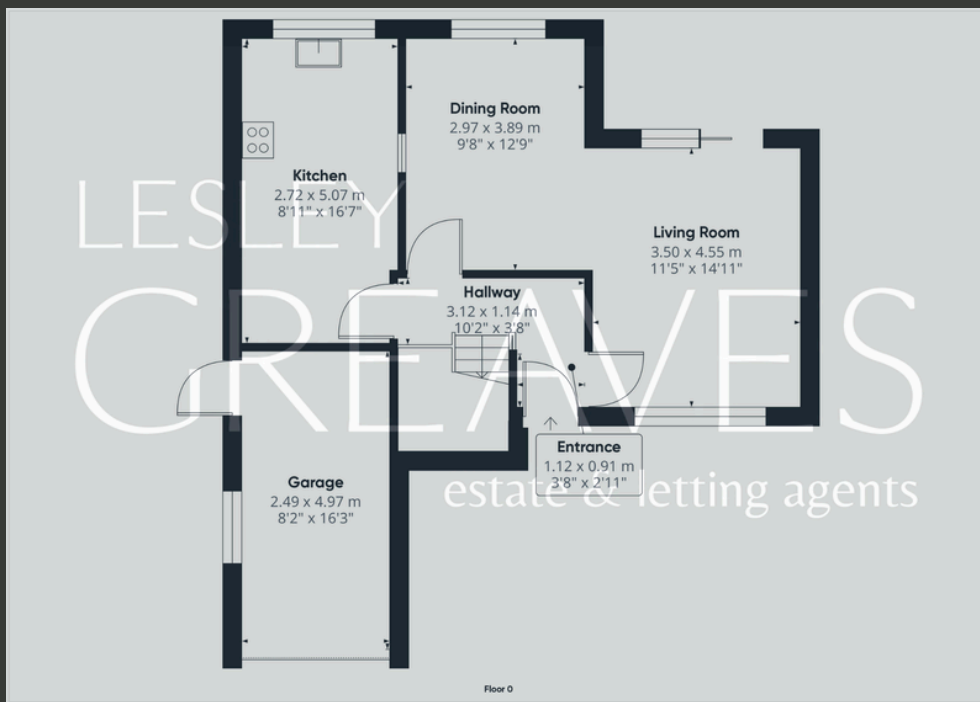
THE FIRST FLOOR BOASTS THREE GENEROUSLY-SIZED BEDROOMS, PROVIDING AMPLE SPACE FOR FAMILY MEMBERS TO RETREAT AND RELAX. A TWO-PIECE BATHROOM WITH A SHOWER OVER THE BATH AND A SEPARATE W/C ENSURING CONVENIENCE FOR ALL.

EXTERNALLY, THE FRONT OF THE PROPERTY FEATURES A LAWN AND A DRIVEWAY LEADING TO THE GARAGE, OFFERING AMPLE PARKING AND STORAGE SPACE. THE WELL-ESTABLISHED REAR GARDEN INCLUDES A PATIO, LAWNED AREA, AND ATTRACTIVE SHRUBS AND TREES. ENCLOSED BY FENCE AND HEDGE BOUNDARIES, THE GARDEN PROVIDES A PRIVATE AND SERENE OUTDOOR SPACE.

THIS PROPERTY IS A PERFECT CHOICE FOR FAMILIES SEEKING A COMFORTABLE AND WELL-LOCATED HOME

- FREEHOLD
- COUNCIL TAX; BAND D
- LOCAL AUTHORITY; GEDLING BOROUGH COUNCIL
- MEASUREMENTS; 108 SQ METERS





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