



18 Melbury Road, Woodthorpe – NG5 4PG

Guide Price **£325,000**

DavidJames
the estate agent



18 Melbury Road

Woodthorpe, Nottingham

Well-presented three bedroom semi-detached family home in the highly sought after Woodthorpe. Includes two reception rooms, a superb modern kitchen and bathroom plus an enclosed garden, drive and garage.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E

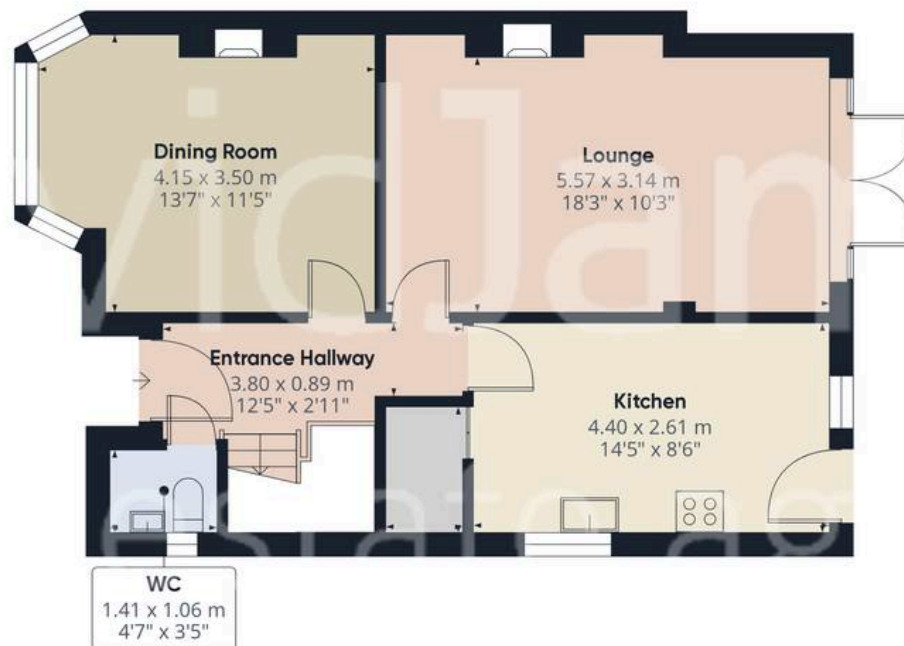
EPC Environmental Impact Rating: E

- Beautifully-presented semi-detached family home
- Close to a wide range of local amenities, schools and public transport links
- Ideal for families or those looking for versatile and modern living space
- Welcoming entrance hall with cloakroom/WC
- Two reception rooms (including a generous dining room and bright and spacious lounge with French doors)
- Modern kitchen with timber worktops, stylish units and integrated appliances
- Three bedrooms (including two double bedrooms)
- Well-appointed bathroom with a separate WC for convenience
- South-easterly facing enclosed rear garden with generous patio area leading to lawn
- Parking provided by a driveway plus a useful garage









Floor 0 Building 1

Approximate total area⁽¹⁾

92.84 m²

999.32 ft²



Floor 1 Building 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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