



**46 Walsingham Road, Woodthorpe – NG5 4NW**

Guide Price **£335,000**

**DavidJames**  
the estate agent





## 46 Walsingham Road

Woodthorpe, Nottingham

Superb link-detached family home in sought-after Woodthorpe, close to sought-after schools and amenities. Offering modern interiors, 3 beds and a south-facing garden plus a driveway and garage!

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Superb link-detached family home
- Highly sought after Woodthorpe location close to amenities, schools and bus services
- Initial welcoming entrance hall with a convenient downstairs WC
- Bright and spacious lounge with a feature fireplace and French doors
- Superb modern dining kitchen with a range of integrated appliances
- Three well-proportioned first floor bedrooms
- Modern fully-tiled family bathroom with a white three-piece suite
- South-facing, enclosed and low-maintenance rear garden
- Driveway provides off-street parking for multiple vehicles
- Useful garage with power, lighting and an electric remote door

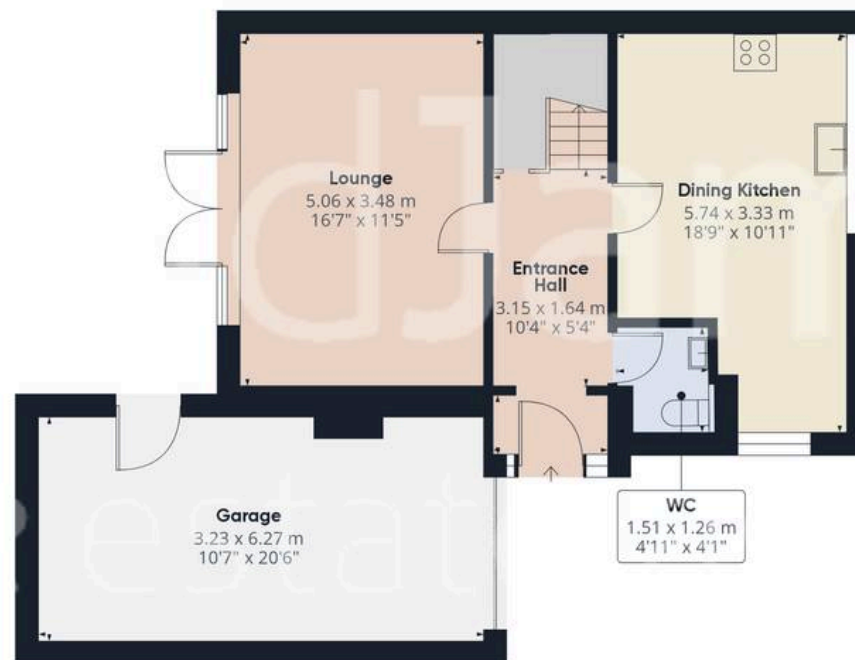










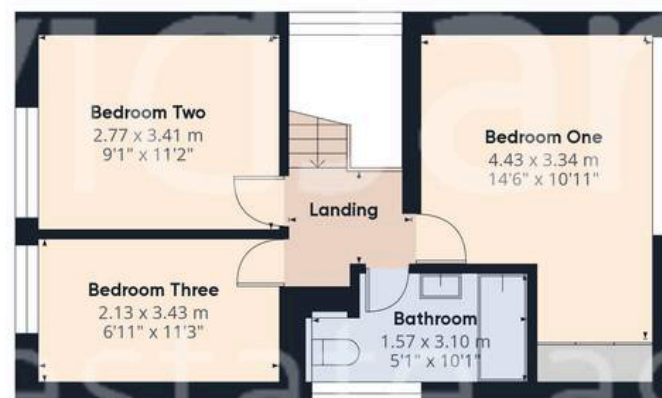


Floor 0

Approximate total area<sup>(1)</sup>

106.07 m<sup>2</sup>

1141.73 ft<sup>2</sup>



Floor 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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## David James Estate Agents

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