



## 15 Abingdon Gardens, Woodthorpe – NG5 4NP

Guide Price £375,000

DavidJames  
the estate agent





## 15 Abingdon Gardens

Woodthorpe, Nottingham

GUIDE PRICE £375,000 - £400,000 Well-presented detached home close to excellent amenities and schools! Bright lounge, superb dining kitchen, 4 beds and bathroom plus a superb garden, drive and garage!

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Detached family home
- Highly sought after location close to popular local schools and Mapperley's vibrant amenities
- Initial welcoming hallway with a porch and convenient downstairs WC
- Bright and welcoming lounge with a feature electric fire
- Beautiful modern kitchen with a range of integrated appliances and an adjoining dining room
- Four well-proportioned first floor bedrooms
- Family bathroom with a four-piece suite (including a separate shower cubicle)
- Combi gas central heating and PV solar panels
- Superb established rear garden with lawn, mature planting and a feature patio seating area
- Multi-vehicle driveway, garage with EV charging point

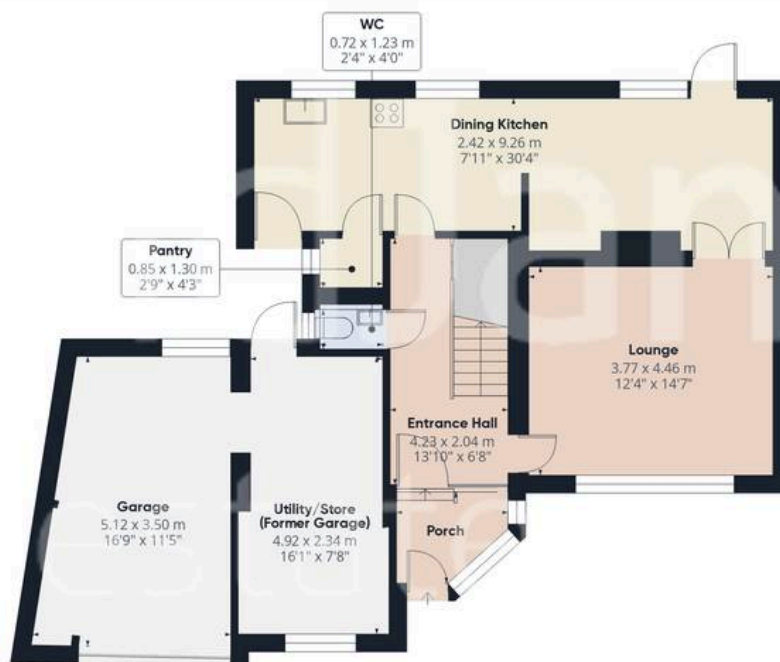












Floor 0

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

141.1 m<sup>2</sup>

1519 ft<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





## David James Estate Agents

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