



45 Windsor Crescent, Woodthorpe – NG5 4PX

Guide Price **£280,000**

DavidJames
the estate agent



45 Windsor Crescent

Woodthorpe, Nottingham

GUIDE PRICE £300,000–£325,000 Well-presented detached 3 bed bungalow on a corner plot in the sought-after Woodthorpe with bright and spacious accommodation, a modern kitchen, gardens and garage.

Council Tax band: D

Tenure: Freehold

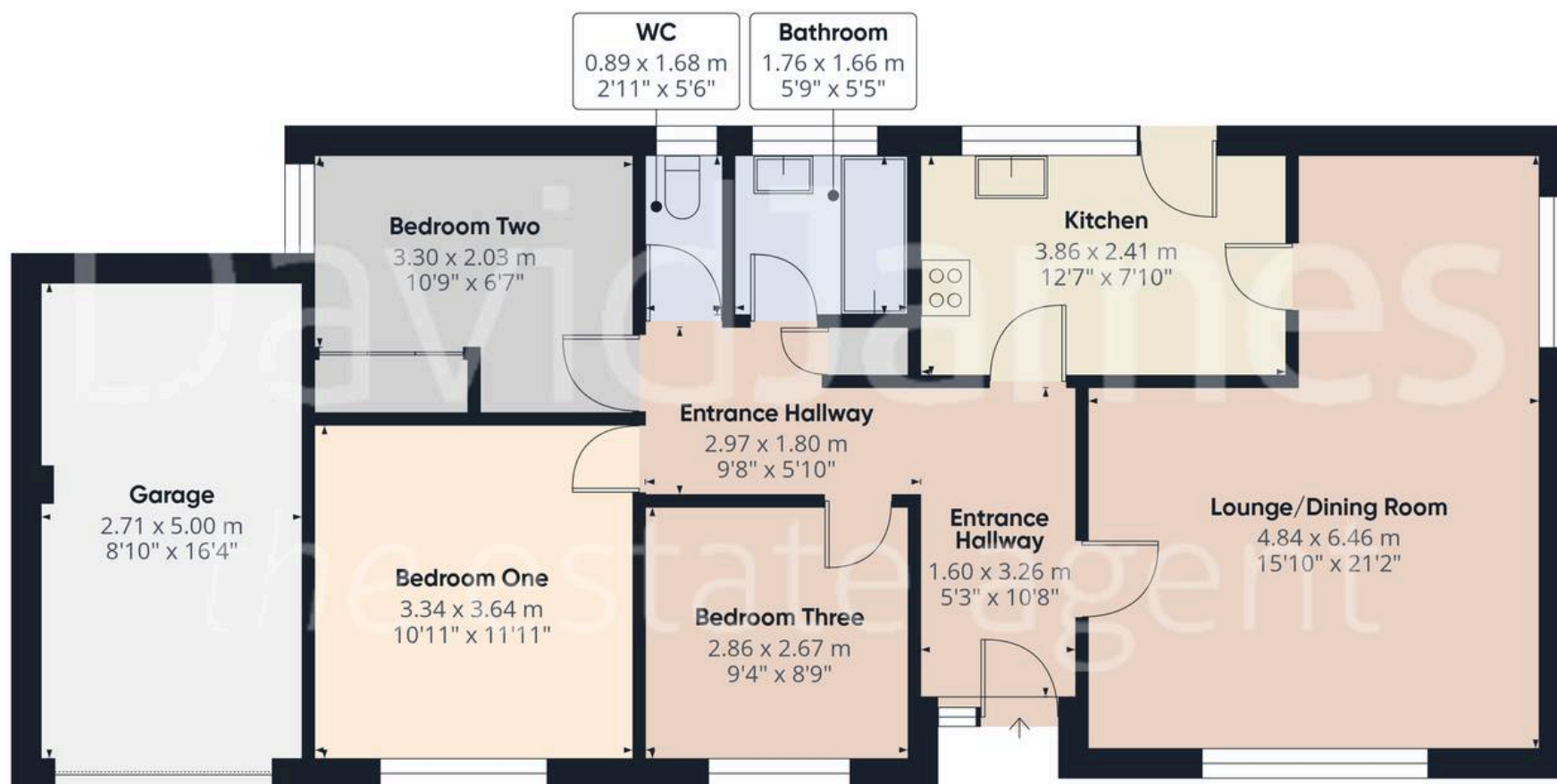
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Well-presented detached bungalow on a corner plot
- Located in the sought-after area of Woodthorpe
- Perfectly positioned between Arnold and Mapperley's shops, supermarkets and bus services
- Bright and spacious entrance hallway with feature stone wall
- Generously sized lounge/dining room with dual aspect windows
- Modern kitchen with white gloss units, contemporary handles and integrated appliances
- Three double bedrooms (main bedroom with fitted wardrobes and vanity unit)
- Modern white bathroom suite with dual head rainfall shower over the bath and a separate WC
- Low maintenance front, side garden and rear garden with lawn, patio area and gated access to the front of the property
- Driveway and garage providing off-street parking







Approximate total area⁽¹⁾

92.9 m²
999 ft²

(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.

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