



## 1 Park Avenue, Woodthorpe - NG5 4HS

Guide Price £425,000

DavidJames  
the estate agent



## 1 Park Avenue

Woodthorpe, Nottingham

Detached 3 bed family home on a corner plot in the highly sought after Woodthorpe, offered with NO UPWARD CHAIN and boasting 2 reception rooms, detached garage and lots of potential to personalise!

Council Tax band: D

Tenure: Freehold

- Detached family home occupying a generous corner plot
- Offered to the market with no upward chain
- Sought after Woodthorpe location close to local amenities, schools and frequent transport links
- Excellent opportunity to personalise and add future value
- Two spacious reception rooms with feature bay windows (lounge and separate dining room)
- Fitted kitchen with dining space and provision for freestanding appliances
- Three bedrooms (including two double bedrooms)
- First floor bathroom with a two-piece suite and a separate WC
- Corner-plot provides large wraparound gardens with huge potential
- Driveway leading to a detached garage providing secure parking or storage

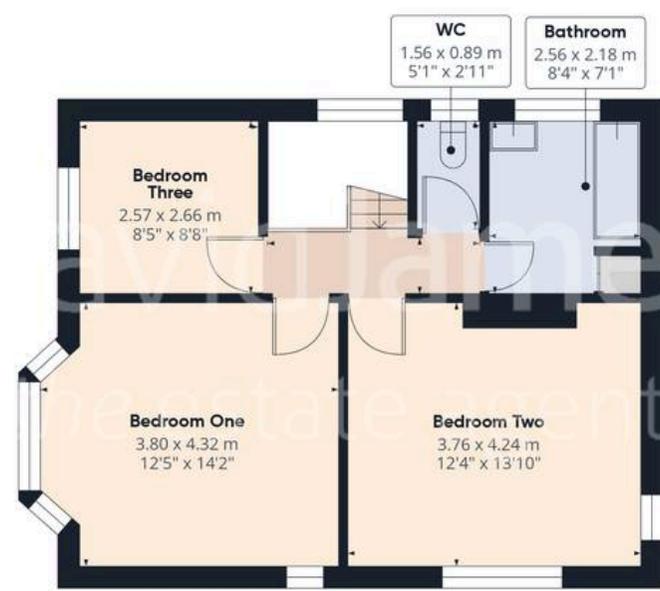








Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

**Approximate total area<sup>(1)</sup>**  
118.2 m<sup>2</sup>  
1272 ft<sup>2</sup>

**Reduced headroom**  
0.1 m<sup>2</sup>  
1 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 1.5 m/5 ft

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



## David James Estate Agents

David James Estate Agents, 45B Plains Road – NG3 5JU

0115 962 4213 • [mapperley@david-james.com](mailto:mapperley@david-james.com) • [www.david-james.com](http://www.david-james.com)

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