

Woodthorpe

Park Road
Nottingham NG5 4HR

DavidJames
the estate agent



Patio



Garden



Garden



Entrance



Rear



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All the measurements given in the details are approximate. Floor plans are for illustrative purposes

only and are not drawn to scale. The position and size of doors, windows, appliances and other features are approximate only. The photographs of this property have been taken with a 10mm wide-angle lens. No responsibility can be accepted for any loss or expense incurred in viewing.

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All Moves UK Ltd: 18% including VAT of the invoice total (£107 including VAT average).
MoveWithUs Limited: £188 including VAT (average). (M)

Guide Price

£585,000

Detached House

5 bedrooms

EPC Rating

D (60)

Tenure

Freehold



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Lounge

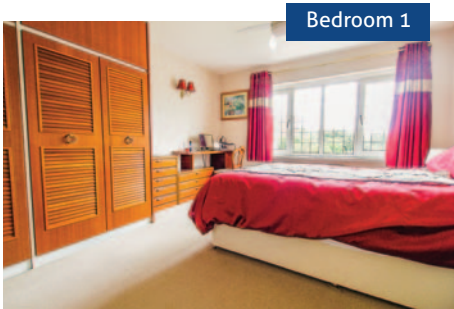


Dining Room

This is a beautifully presented five bedroom traditional detached family home occupying a plot of approximately 1/3 acre, offered to the market with no upward chain and situated within the highly sought after location of Woodthorpe.

You enter the property via a double glazed UPVC porch and then through into the hall, which has an archway entrance into a second reception area currently being utilised as a dining room but could also be used as a second sitting/family room. The hall has a fitted cloaks cupboard and access to a WC, versatile family/dining kitchen and lounge.

The spacious lounge has a bay window to the front elevation and large patio doors to the rear elevation, giving access to the



Bedroom 1



En-suite



En-suite

- ✓ Beautifully presented detached family home
- ✓ Five bedrooms (two with en-suite shower rooms)
- ✓ Spacious lounge with feature fireplace and beams
- ✓ Versatile family/dining room
- ✓ Stunning dining kitchen with integrated appliances
- ✓ UPVC conservatory with utility area
- ✓ Entrance hall with WC and fitted clothes cupboard
- ✓ Superb modern bathroom with shower cubicle
- ✓ Fantastic established garden with patio area
- ✓ Two garages and "horseshoe" drive-through driveway



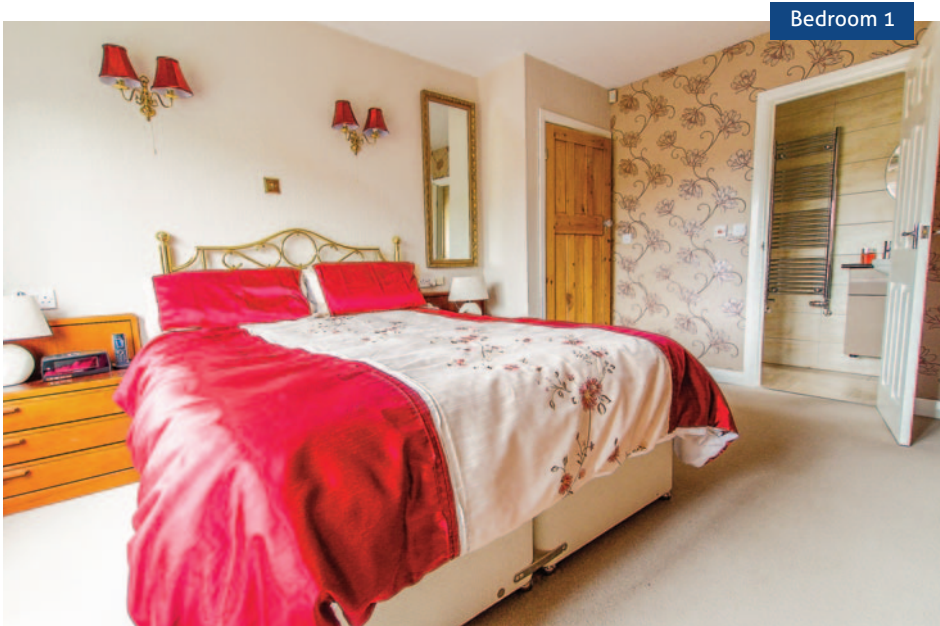
Conservatory/Utility



Dining Room



Conservatory/Utility



Bedroom 1

garden via a covered patio and providing plenty of natural light. Features of this room are its open fireplace and beams. The large open plan dining/kitchen is truly the heart of this home. It is fitted with a modern range of high quality cream gloss base and eye level units, with integrated appliances – electric fan assisted oven, combination microwave, dishwasher, fridge/freezer, induction hob and extractor fan. Two lead-paned windows overlook the rear west-facing garden and neighbouring park, whilst a third window looks into the conservatory and the south-facing side garden. A door leads from the kitchen to the cellar and another to a UPVC sealed unit double glazed conservatory with glass roof and two skylights. The conservatory has a utility area with sink unit, tall storage cupboard and provision/plumbing for white goods.

Stamp Duty Rates		
First time purchase	Buying your next home	Additional or buy to let property
£19,250.00	£19,250.00	£36,800.00
For more information visit http://www.david-james.com/stampduty		

Council Tax Band	F
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The property falls under the jurisdiction of Gedling Borough Council. This information is correct as of 16/06/2019 and was obtained through the directgov website. David James offer no guarantee as to the accuracy of this information.

On the first floor the landing has a deep south-facing window with views of the neighbouring church. All five bedrooms are generously-sized doubles and lead off this landing, with bedrooms one and two benefitting from the use of en-suites shower rooms with three-piece modern white suites and a variety of vanity storage. Bedroom one has a fitted



WC



Landing



En-suite



En-suite

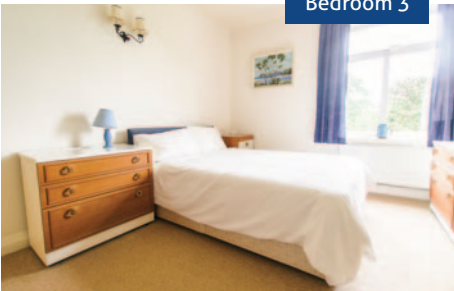
wardrobe. There is access via a pull-down ladder to a very large attic space, which has the potential for a loft conversion. The modern family bathroom is fitted with a white three-piece suite comprising bath with central mixer tap, Corian washbasin/top with vanity storage below and a shower cubicle with mains pressure shower. An airing cupboard houses the hot



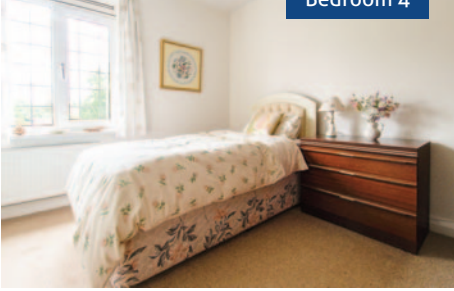
Dining Kitchen



Bedroom 2



Bedroom 3



Bedroom 4



Bedroom 5



Bathroom

water tank. There is ceramic tiling to the bathing areas as well as to the separate adjoining WC. The property benefits from gas central heating, UPVC double glazing and a burglar alarm system. The beautifully-maintained secluded established garden to the rear and side of the property consists of a patio area which provides a fantastic space for entertaining and has access to a WC at the back of the detached garage. The remainder of the garden is reached by steps down from the patio to a lawned area and a large variety of mature trees, shrubs and border/bedding plants, a vegetable plot, a gazebo and a variety of seating areas to enjoy the different aspects of the garden and house. A gate at the bottom of the garden gives secure access onto the adjoining playing field and park. To the front of the property there are flower borders and a drive-through "horseshoe" driveway which can accommodate a number of vehicles. There is an attached garage which has a separate storage/utility area at the rear, which in turn has French doors opening onto the rear patio and garden. A second large detached garage has an inspection pit. Both garages benefit from having electric up and over doors.

Property floor plan & measurements



GROUND FLOOR

Hall

4.57m max x 2.13m max
(15'0" max x 7'0" max)

Lounge

7.29m max x 4.24m max
(23'11" max x 13'11" max)

Dining/Family Room

3.35m x 2.79m
(11'0" x 9'2")

Dining Kitchen

6.43m max x 3.76m max
(21'1" max x 12'4" max)

Conservatory/Utility

6.20m max x 2.49m max
(20'4" max x 8'2" max)

Utility/Store

3.15m x 1.96m
(10'4" x 6'5")

WC

1.55m x 0.99m
(5'1" x 3'3")

FIRST FLOOR

Landing

4.27m min x 1.96m min
(14'0" min x 6'5 min)

Bedroom One

4.39m max x 3.63m max
(14'5" max x 11'11" max)

En-suite

3.15m x 0.89m
(10'4" x 2'11")

Bedroom Two

4.27m max x 3.84m max
(14'0" max x 12'7" max)

En-suite

2.92m x 0.86m
(9'7" x 2'10")

Bedroom Three

3.81m x 3.05m
(12'6" x 10'0")

Bedroom Four

3.48m x 2.72m
(11'5" x 8'11")

Bedroom Five

3.33m x 2.79m
(10'11" x 9'2")

Bathroom

2.69m x 2.62m
(8'10" x 8'7")

WC

1.73m x 0.94m
(5'8" x 3'1")

BASEMENT

Store

4.47m x 2.13m
(14'8" x 7'0")

Store

2.77m x 1.63m
(9'1" x 5'4")

OUTSIDE

Garage (Attached)

5.77m x 3.18m
(18'11" x 10'5")

Garage with WC (Detached)

6.99m max x 3.38m max
(22'11 max x 11'1 max)



241.2 sq metres
(2596.3 sq feet)

Total Area
(Approx)

How to get there

Entering Woodthorpe along Thackerays Lane away from Mansfield Road and continuing towards the roundabout, turn left onto Park Road and then left again to stay on Park Road where the property can be found on the left hand side (there is no 'For Sale' sign).

Please note that the pin on the map designates the centre of the postcode and not the exact location of the property

