







\*\*\* FANTASTIC FAMILY HOME! \*\*\* If you're a family who is struggling to tick all the boxes AND have good school catchments, then look no further - this 5 bed detached home sits on the sought after Woodhouse Park area on the outskirts of Nottingham could be for you. The immaculate accommodation comprises in brief: entrance hall, dining room, dining kitchen, utility room & downstairs wc, upstairs landing to the 5 bedrooms DOUBLE (en suites to bedrooms 1 & 2) and family bathroom. Outside, the corner plot gives a good sized south-facing rear garden with walled perimeter to provide a high level of privacy & security. A double width driveway alongside the property with detached double garage giving good off street parking. And if all that wasn't impressive enough, the property benefits from solar panels on the 'feed in' tariff for energy efficiency and reduced bills (ask for more information)! If you want to get out and enjoy the summer sun, this location sits edge of stunning countryside. Call us now to arrange a viewing.

Ground Floor

Entrance Hall

Composite entrance door to the front, radiator, stairs to the first floor, built in storage cupboard, French doors to the lounge, doors to the dining kitchen, dining room and WC.

WC

WC, pedestal sink unit, extractor fan and radiator.

Lounge

6.5m x 4.56m (21' 4" x 15' 0") UPVC double glazed bay window to the front, 2 radiators, marble fireplace with electric fire & concealed lighting, uPVC double glazed French doors to the rear garden.

Dining Room

4.0m x 3.34m (13' 1" x 10' 11") UPVC double glazed bay window to the front and uPVC double glazed window to the side. 2 radiators.

Dining Kitchen

6.2m x 4.2m (20' 4" x 13' 9") A range of matching high gloss wall & base units, granite work surfaces incorporating an inset sink & drainer unit. Integrated appliances to include: waist height double electric oven, 6 ring gas hob with extractor over, fridge freezer and dishwasher. Tiled flooring, ceiling spotlights, 3 radiators. French doors to the rear garden and door to the utility room.

Utility Room

2.47m x 2.15m (8' 1" x 7' 1") A range of matching high gloss wall & base units, granite work surfaces incorporating an inset sink & drainer unit. Plumbing for washing machine, integrated boiler. Door to the rear garden.

First Floor

Landing

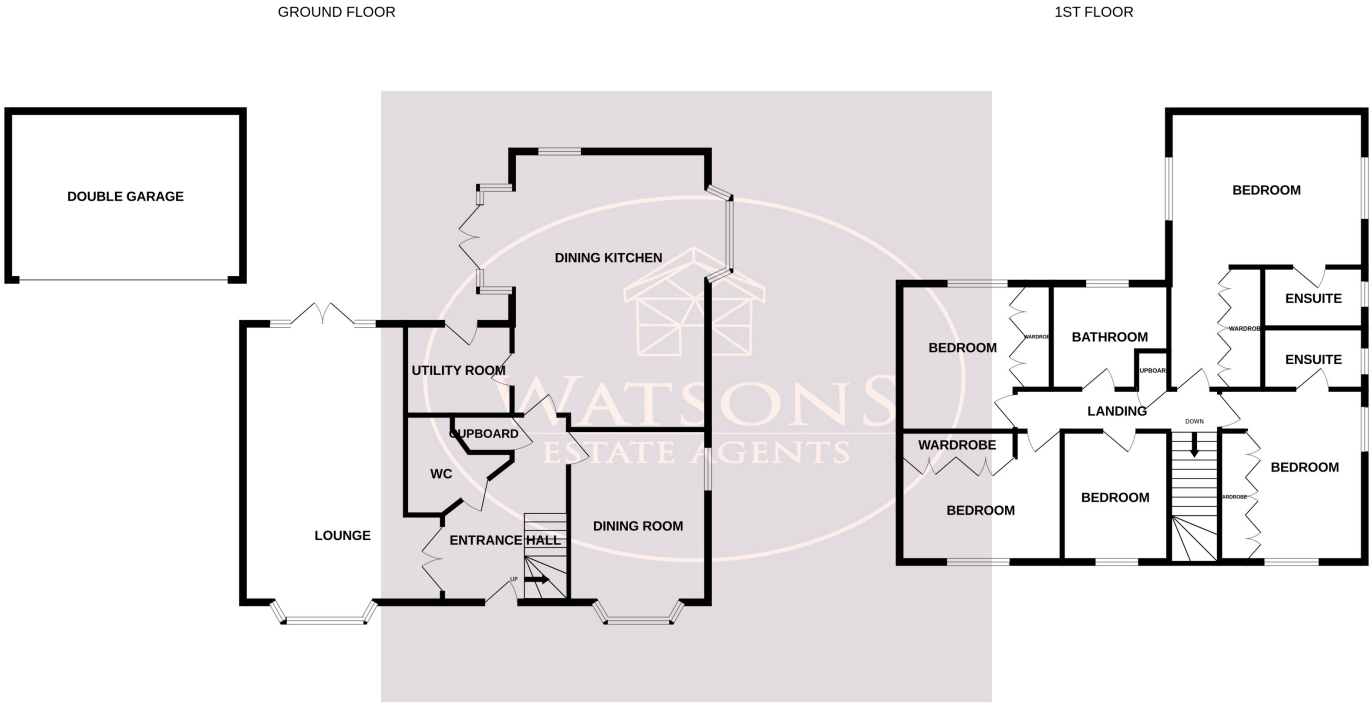
Airing cupboard housing the hot water tank, radiator and access to the attic. Doors to all bedrooms and bathroom.

Primary Bedroom

4.2m x 3.4m (13' 9" x 11' 2") UPVC double glazed windows to both side, fitted wardrobes and 2 radiators. Open to the dressing area with wall to wall floor to ceiling wardrobes. Door to the en suite.

En Suite

3 piece suite in white comprising WC, pedestal sink unit and shower cubicle with mains fed shower over. Heated towel rail and extractor fan. Obscured uPVC double glazed window to the side.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Bedroom 2

4.26m x 3.0m (14' 0" x 9' 10") UPVC double glazed windows to the front & side, wall to wall, floor to ceiling black gloss wardrobes, radiator and door to the en suite.

En Suite

3 piece suite in white comprising WC, pedestal sink unit and shower cubicle with mains fed shower. Heated towel rail and extractor fan. Obscured uPVC double glazed window to the side.

Bedroom 3

3.72m x 3.06m (12' 2" x 10' 0") UPVC double glazed window to the front, fitted wardrobe and radiator.

Bedroom 4

3.26m x 3.16m (10' 8" x 10' 4") UPVC double glazed window to the rear, fitted wardrobes and radiator.

Bedroom 5

3.0m x 2.5m (9' 10" x 8' 2") UPVC double glazed window to the front and radiator.

Bathroom

4 piece suite in white comprising concealed cistern WC, pedestal sink unit, bath and shower cubicle with mains fed shower over. Obscured uPVC double glazed window to the rear, heated towel rail and extractor fan.

Outside

To the front and side of the property are plum slate beds with a range of plants & shrubs. To the side of the property is a double width driveway providing ample off road parking leading to the double detached garage with up & over door and power. The South facing rear garden offers a good level of privacy and comprises a paved patio seating area, a turfed lawn, flower bed borders with a range of plants & shrubs and external tap. The garden is enclosed by wall & timber fencing to the perimeter with gated access to the side.