
26 WOODTHORPE AVENUE

WOODTHORPE, NOTTINGHAM

AN IMMACULATELY PRESENTED FOUR BEDROOM DETACHED
FAMILY HOME IN A FAVOURED SETTING

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IMMACULATELY PRESENTED FAMILY HOME
COMBINING A MIXTURE OF PERIOD
FEATURES ALONGSIDE CONTEMPORARY
FIXTURES & FITTINGS

Two reception rooms

Four good sized bedrooms

Sought after road in Woodthorpe

South east facing rear garden

Open plan breakfast kitchen

Off street parking & garage

Retaining original features

Roof terrace off master bedroom



LOCATION

The property lies on the north side of Nottingham in a highly regarded and sought after residential area near to Woodthorpe Park, an area of individual housing, many of which sit in generous mature gardens and offering an ideal family location. The property is within the catchment area for the Woodthorpe Infant School and is also convenient for the city's Universities and hospital complexes. Located approximately 2 miles from Nottingham city centre and approximately 5 miles from Junction 26 of the M1.



DESCRIPTION

An appealing, well presented, late Edwardian property sat within the desirable suburb of Woodthorpe. The property affords an amenable layout, arranged over two storeys with a breakfast kitchen and two reception rooms to the ground floor and four good sized bedrooms at first floor level.

The property is accessed via the glazed porch area, leading onto the attractive entrance hall with original timber floorboards and under stairs storage. The bright, triple aspect lounge diner features a large bay window overlooking the rear garden, with leaded glazing and internal down lighters, whilst the dining area is sat to the front aspect. The charming snug / family room is also positioned to the front of the property, benefitting a bay window and built-in shelving.

Accessed off the entrance hall, the delightful kitchen / breakfast room incorporates a range of solid oak base and wall units with granite work surfaces and an oak breakfast bar, French doors out to the rear garden and a flagstone tiled floor. Integrated appliances within the kitchen include a Neff dishwasher and a black, two hob Aga. There is a separate utility room off the kitchen with space and plumbing for additional appliances which leads through to the ground floor W.C and out to the carport.

Situated at first floor level are four bedrooms to include the superb master suite, boasting a recently added roof terrace with a bi-fold door out and opaque balustrading. The master also holds a contemporary three piece en suite shower room featuring a low level W.C, a wall hung sink and a mains shower with glass shower screen. There is a full wall of fitted wardrobes within the main bedroom area which also enjoys a dual aspect view. In addition to the master there is a single bedroom and two further double bedrooms, one of which is positioned to the front of the property with a bay window, whilst the other is adjacent to the three piece family bathroom and overlooks the rear garden.

Off street parking is provided via the gated block paved drive to the side aspect, in addition to the brick built single garage. The pleasant, south east facing rear garden is predominantly laid to lawn with a good selection of planting to the borders, as well as two raised patio areas, one of which is accessible off the kitchen, with the other positioned to the corner of the garden, taking advantage of the evening sun.



TENURE Freehold

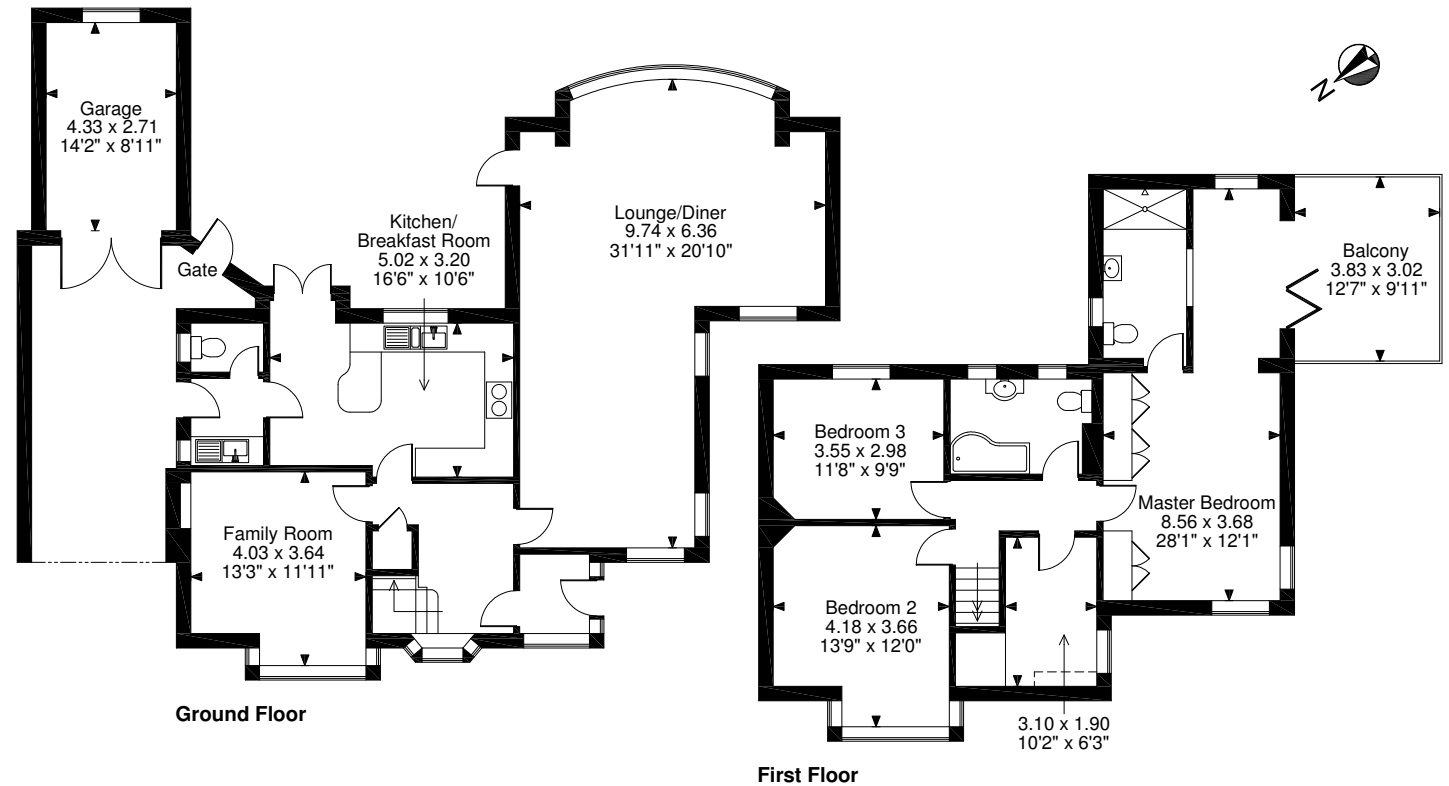
SERVICES Mains electricity, gas fired central heating, drainage and water are understood to be connected to the property.

VIEWING Strictly by appointment with Savills.



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TOTAL GROSS INTERNAL AREA
1,964 SQ FT / 183 SQ M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

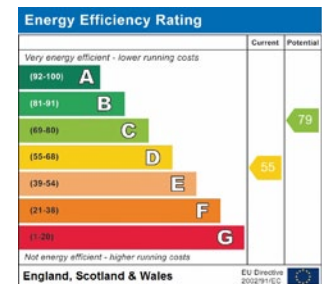
The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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