



5 Woodhedge Drive, NG3 6LU
£290,000



Marriotts



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- Extended detached family home, with 3 well-proportioned bedrooms
- Versatile additional reception room ideal as a home office, playroom or snug
- Driveway and detached garage
- Spacious lounge with patio doors and modern fitted dining kitchen
- Downstairs WC. Family bathroom with three-piece suite
- Large, mature and private rear garden

Extended Three-Bedroom Detached Family Home in a Quiet Cul-de-Sac -

Situated in a peaceful cul-de-sac, yet within easy reach of local amenities and just a short distance from Mapperley's vibrant shopping area, this extended three-bedroom detached home offers spacious and versatile accommodation, ideal for modern family living.

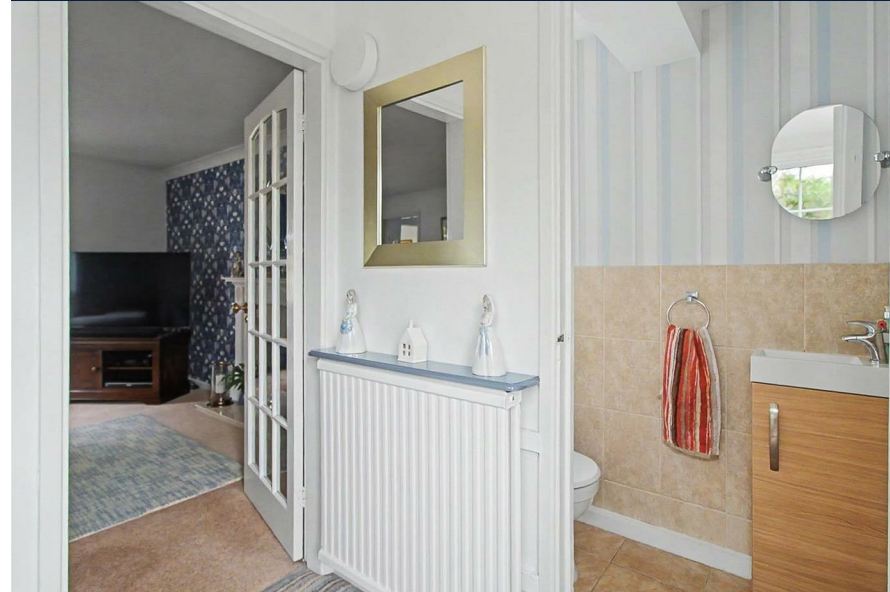
The property welcomes you with a bright entrance hall and a convenient downstairs WC. The generous lounge features Patio doors opening onto the rear patio, creating a seamless connection to the garden. The modern fitted dining kitchen provides an excellent space for family meals and entertaining, while the ground floor extension offers a versatile additional reception room, ideal as a home office, playroom, snug or second sitting room.

Upstairs, there are three well-proportioned bedrooms, with both double bedrooms benefiting from fitted wardrobes. The family bathroom is fitted with a modern three-piece suite.

Outside, a driveway provides off-street parking and leads to a detached garage. The beautifully maintained rear garden is a particular highlight, offering a generous, mature and private outdoor space, perfect for relaxing or entertaining. Combining flexible living space with a sought-after location, this is an excellent opportunity to purchase a wonderful family home.



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Entrance hall

The entrance hall has UPVC door and dual aspect UPVC double glazed frosted windows. There is a radiator, carpet, stairs to the first floor and access to the downstairs toilet.

Downstairs toilet

With half tiled walls and floor, toilet with dual flush, space saving vanity sink with mixer tap, radiator, UPVC double glazed window to the side and alarm panel.

Lounge

The lounge has a feature gas fire set within a hearth and surround, the room is carpeted, has two radiators and UPVC double glazed patio doors leading to the garden.

Dining kitchen

Well equipped with a range of wall and floor cabinets, worktop, tiled splash back, 1 1/2 bowl sink/drainers with mixer tap. There is space for an American style fridge freezer, washing machine and gas cooker with fitted extractor hood over. The room has tiled floor, radiator, wall mounted RCD board and boiler, UPVC double glazed window to the front and UPVC door to the side.

Snug

Located off the dining kitchen, the snug has UPVC double glazed French doors to the garden and UPVC double glazed windows to the rear. Carpet and radiator.

Landing

Carpeted with UPVC double glazed window to the front, loft access and two storage cupboards, one of which houses the hot water cylinder.

Bedroom 1

The master bedroom has fitted wardrobes, carpet, radiator and a UPVC double glazed window to the rear.

Bedroom 2

With fitted wardrobes, laminate floor, radiator and a UPVC double glazed window to the rear.

Bedroom 3

Carpet, radiator and UPVC double glazed window to the front.

Bathroom

The bathroom suite comprises of a wash hand basin, toilet and bath with electric shower over and shower screen. The room has tiled floor and walls, radiator and UPVC double glazed window to the front.

Outside

To the front there is a driveway which gives access to the detached garage and provides off street parking. There is a lawned front garden with mature plants and a few steps lead to the front door.

To the rear the paved and pebbled patio can be reached from the lounge and snug, where there is also a timber shed. The garden has a mixture of lawn, mature plants, hedges and trees, and a second seating area which enjoys the surrounding views.

Material Information

TENURE: Freehold

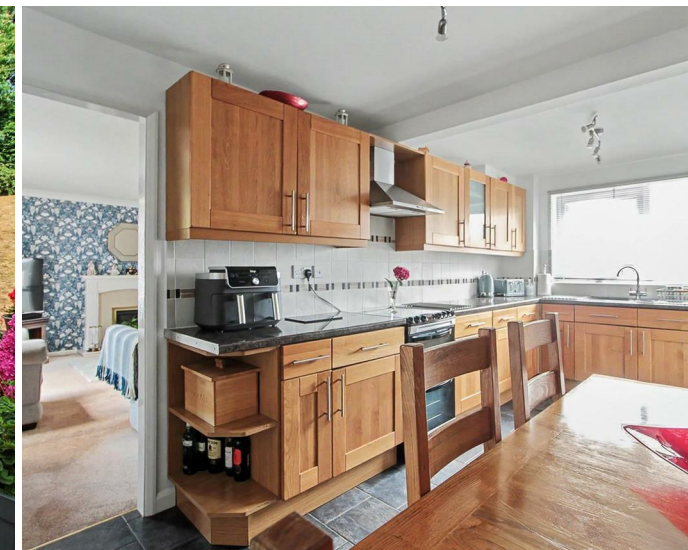
COUNCIL TAX: Nottingham - Band C

PROPERTY CONSTRUCTION: Cavity brick

ANY RIGHTS OF WAY AFFECTING PROPERTY: No

CURRENT PLANNING PERMISSIONS/DEVELOPMENT

PROPOSALS: No



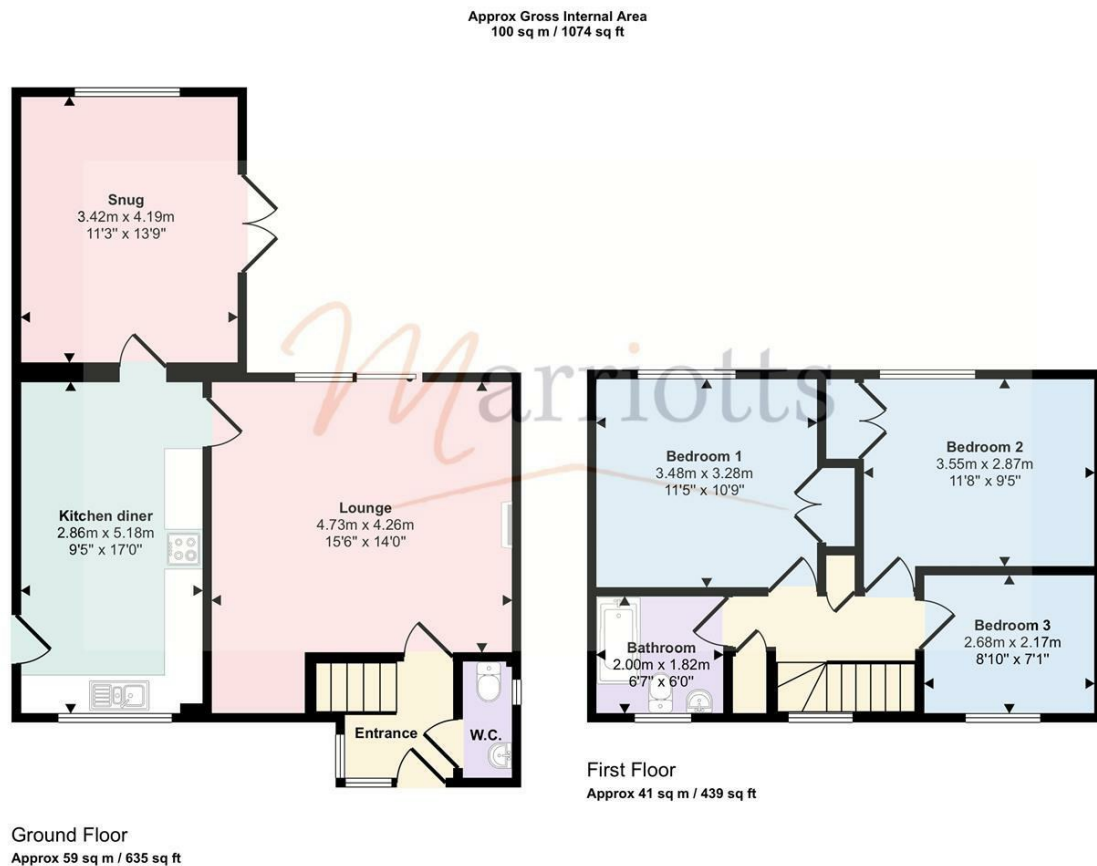




FLOOD RISK: Low
ASBESTOS PRESENT: No
ANY KNOWN EXTERNAL FACTORS: No
LOCATION OF BOILER: Kitchen
UTILITIES - mains gas, electric, water and sewerage.
MAINS GAS PROVIDER: Octopus
MAINS ELECTRICITY PROVIDER: Octopus
MAINS WATER PROVIDER: Severn Trent
MAINS SEWERAGE PROVIDER: Severn Trent
WATER METER: Yes
BROADBAND AVAILABILITY: Please visit Ofcom -
Broadband and Mobile coverage checker.
MOBILE SIGNAL/COVERAGE: Please visit Ofcom -
Broadband and Mobile coverage checker.
ELECTRIC CAR CHARGING POINT: not available.
ACCESS AND SAFETY INFORMATION: Steps to the front
door.



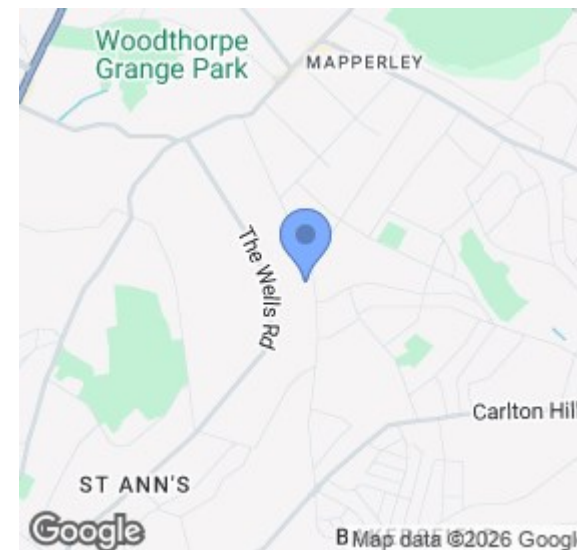




This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Please contact us on **0115 953 6644** should you wish to arrange to view this property or if you require any further information.

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41 Plains Road, Mapperley, Nottingham, NG3 5JU
0115 953 6644
sales@marriotts.net

www.**Marriotts**.net

