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DavidJames
the estate agent

Fairview Road, Woodthorpe, Nottingham, NG5 4GW

Guide Price £375,000

About This Property

Discover the charm of Woodthorpe with this four-bedroom semi-detached house, brimming with character and original features. Step into the welcoming entrance hall, where laminate flooring and a convenient ground floor Wc set the tone for a home that blends traditional style with modern living. The lounge invites relaxation with its authentic fireplace, complemented by a tiled back panel and gas fire, framed by an original picture rail and laminate flooring. Extended leisure space is found in the sun room, complete with a clear glazed roof and patio doors leading to a lush rear garden, offering a serene retreat or a vibrant space for entertaining.

The elegance continues in the dining room, where another original fireplace anchors the space, set against a bay window that bathes the room in natural light. The dining kitchen features two-tone panelled units and a glazed door that opens to the garden. To the second floor, bedroom one boasts a private en-suite with an electric shower, while to the first floor bedroom two features fitted wardrobes and a bay window to the front elevation. The bathroom is a nod to classical luxury with a freestanding bath complete with ball and claw feet, alongside a separate WC.

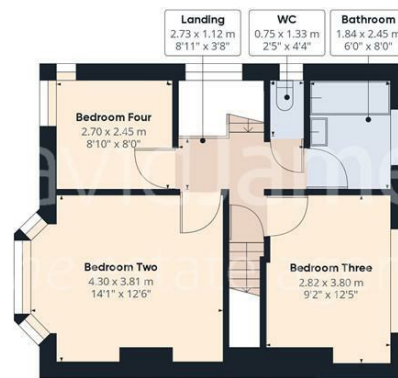
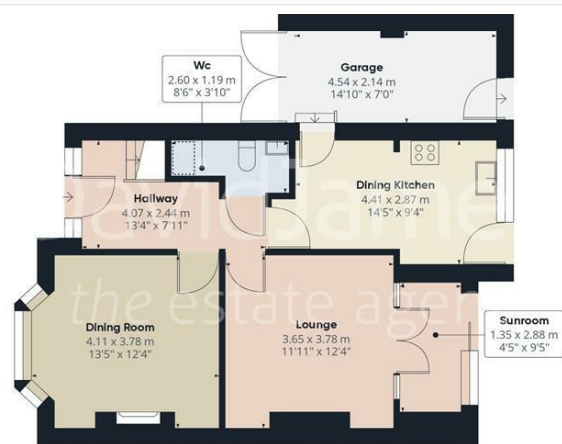
The property benefits from combination gas central heating and UPVC double glazing throughout. The tandem driveway and garage, equipped with power and lighting, provide ample off-road parking, while the generous lawned rear garden promises endless opportunities for outdoor enjoyment.



- Traditional style semi detached house with an abundance of original features
- Four bedrooms, second floor bedroom one with en-suite shower room/Wx with electric shower, bedroom two with fitted wardrobes and a bay window to the front elevation
- Entrance hall with laminate flooring and ground floor Wc with washbasin
- Lounge with original fireplace with tiled back panel and gas fire in addition to an original picture rail and laminate flooring
- Adjoining sun room with cleared glazed roof, laminate flooring, patio doors to the rear garden and internal double doors to the lounge
- Dining room with original fireplace with tiled back panel, laminate flooring and bay window to the front elevation
- Dining kitchen with two-tone panelled base and eye level units and glazed door to the rear garden
- Bathroom with freestanding bath with ball and claw feet, separate Wc
- Combination gas central heating, UPVC double glazing
- Tandem driveway provides off road parking, garage with power and lighting, good sized lawned rear garden







Approximate total area⁽¹⁾
 130.12 m²
 1400.61 ft²

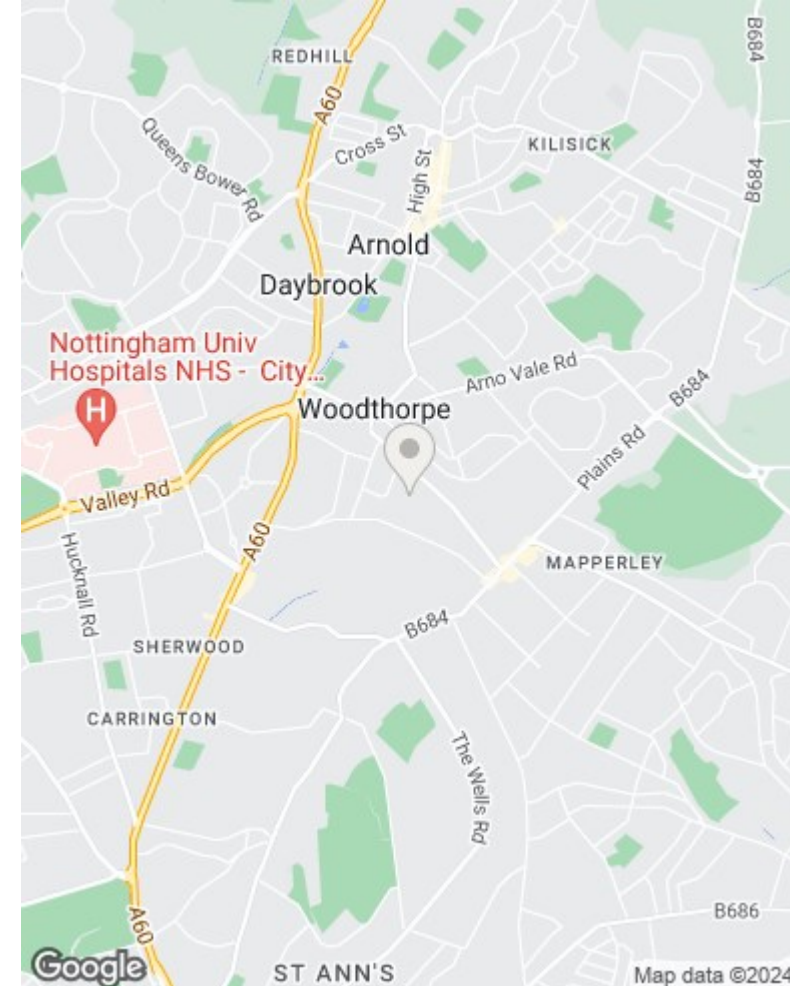
Reduced headroom
 5.09 m²
 54.74 ft²

(1) Excluding balconies and terraces.

Reduced headroom
 (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Council Tax Band: C
Gedling Borough Council
Freehold

DavidJames
 the estate agent

David James Estate Agents
 45b Plains Road, Nottingham, NG3 5JU
 t: 0115 962 4213 e: mapperley@david-james.com

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