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**DavidJames**  
the estate agent

**Springwood Gardens, Woodthorpe, Nottingham, NG5 4HD**

**Guide Price £300,000**



# About This Property

GUIDE PRICE £300,000 - £325,000. This detached house in Woodthorpe offers a spacious and versatile living space. The property boasts three well-appointed first-floor bedrooms, including two double bedrooms complete with fitted wardrobes, ensuring ample storage. The entrance hall welcomes you into the home, leading to a comfortable lounge featuring a gas fire set within a fireplace, and French doors that open to the rear garden. The ground floor includes a versatile dining room, which can easily double as a fourth bedroom, featuring laminate flooring and French doors providing access to the rear garden. The kitchen is equipped with a range of panelled base and eye level units, while a separate utility room and fully boarded ground floor shower room/Wc with a white suite and mains shower add to the convenience of the layout. Upstairs, you'll find a bathroom/Wc with a white suite and a shower off mixer taps. The property also features combination gas central heating, UPVC double glazing, and an alarm system for added security. The property also benefits from solar PV panels to the rear of the property that provide electricity on the feed-in tariff and subsidise the cost of electricity. Outside, a block-paved driveway offers off-road parking, while the enclosed rear garden boasts both patio and lawned areas for outdoor enjoyment. Located in close proximity to Mapperley's amenities and bus routes, this property is ideal for those seeking a comfortable home in a convenient location.

- Detached house
- Three first floor bedrooms (including two double bedrooms with fitted wardrobes), entrance hall
- Lounge with gas fire set to a fireplace and French doors to the rear garden
- Dining room/ potential ground floor bedroom four with laminate flooring and French doors to the rear garden
- Kitchen with a range of panelled base and eye level units
- Utility room with sink, fully boarded ground floor shower room/Wc with white suite and mains shower
- First floor bathroom/Wc with white suite and shower off mixer taps
- Combination gas central heating, UPVC double glazing, alarm system, solar PV panels to the rear elevation benefitting from the feed-in tariff
- Block paved driveway provides off road parking, enclosed rear garden with patio and lawned areas
- Situated close to Mapperley's amenities and bus routes



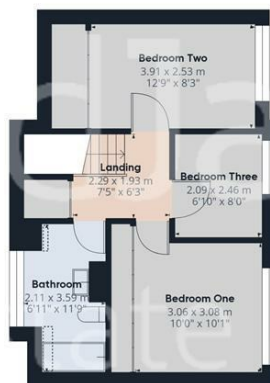








Floor 0



Floor 1



Approximate total area<sup>†</sup>  
 105.69 m<sup>2</sup>  
 1137.64 ft<sup>2</sup>

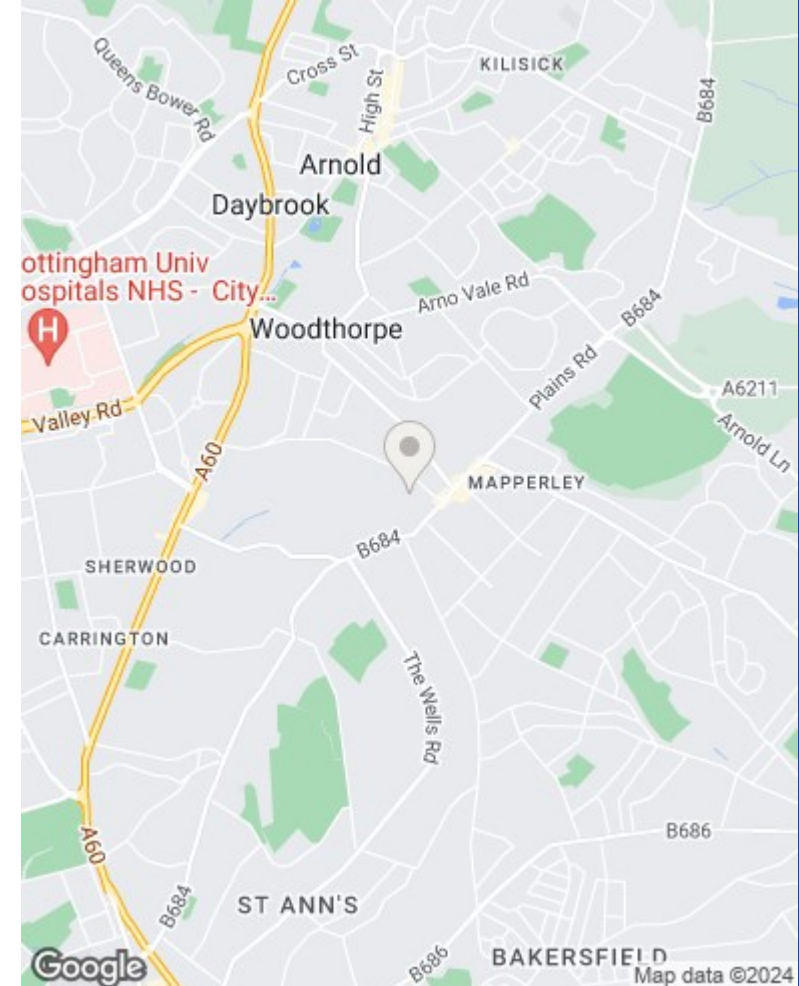
Reduced headroom  
 1.61 m<sup>2</sup>  
 17.29 ft<sup>2</sup>

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: D**  
**Nottingham City Council**  
**Freehold**

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