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**DavidJames**  
the estate agent

**Patterdale Road, Woodthorpe, Nottingham, NG5 4LR**

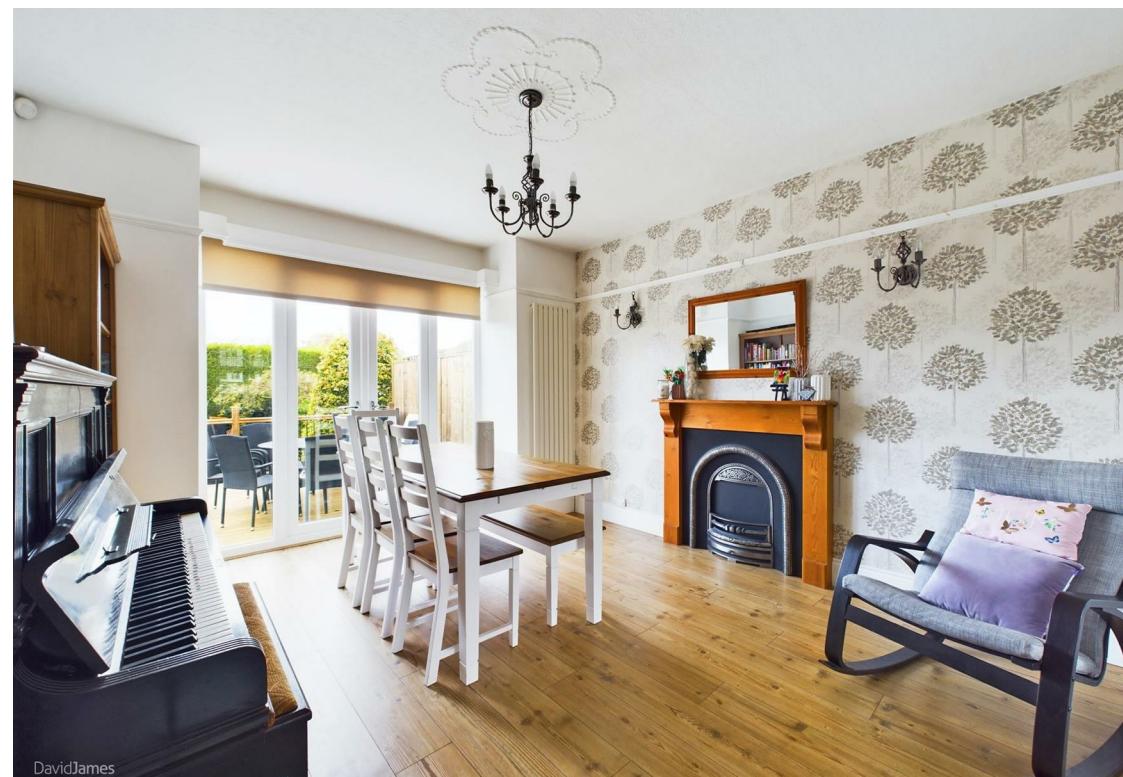
**Guide Price £475,000**

# About This Property

£475,000 - £495,000 GUIDE PRICE. This beautifully extended 1930's detached family home, located in the highly sought-after Woodthorpe area, offers a perfect blend of classic charm and contemporary living. Situated within easy reach of local schools and the amenities of both Arnold and Mapperley, this property is sure to impress. As you enter through the welcoming entrance hall adorned with original glazing and a convenient cloakroom/WC, you'll immediately feel the warmth and character of this home. The bright and spacious lounge boasts a decorative fireplace, while the adjoining dining room features French doors that open to the rear garden. The heart of the home is the stunning open-plan modern kitchen and family/play room, complete with an included range cooker, integrated washer/dryer, and dishwasher. With five versatile bedrooms, a beautiful modern bathroom featuring a white suite and rainfall showerhead, and an additional modern shower room off the landing, there's ample space for all. Outside, the lawned rear garden includes a summerhouse and a feature elevated decked patio with generous storage underneath. For your convenience, a driveway at the front provides off-street parking.



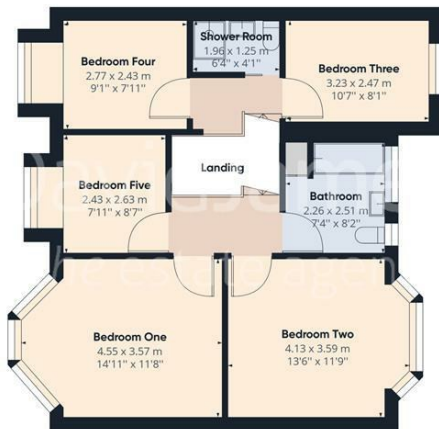
- Extended 1930's detached family home
- Highly sought-after Woodthorpe location
- Welcoming entrance hall with original glazing and WC
- Bright and spacious lounge with decorative fireplace
- Adjoining dining room with French doors
- Stunning open-plan modern kitchen and family/playroom
- 5 versatile bedrooms
- Beautiful modern bathroom with rainfall showerhead
- Additional modern shower room off the landing
- Landscaped rear garden with summerhouse and elevated decked patio







Floor 0



Floor 1

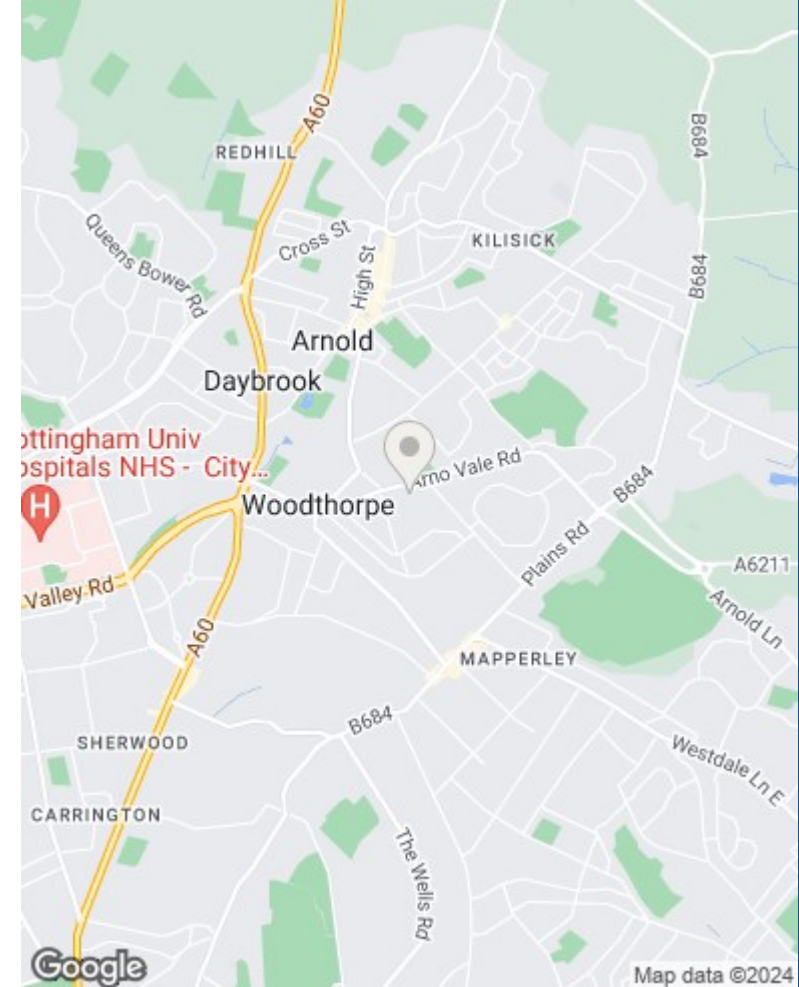


Approximate total area<sup>(1)</sup>  
139.58 m<sup>2</sup>  
1502.40 ft<sup>2</sup>

(1) Excluding balconies and terraces

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**  
**Gedling Borough Council**  
**Freehold**

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