

# Emma Terry Homes

*moving made personal*



20 Whernside Road

Woodthorpe, Nottingham NG5 4LD

Offers over £475,000



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## Offers over £475,000

A charming modern detached four-bedroom house located on Whernside Road in the sought-after area of Woodthorpe, Nottingham. This property boasts a spacious bay-fronted living room, perfect for relaxing or entertaining guests and a fitted open plan kitchen, creating a spacious feel.

At the front of the property, you'll be greeted by a convenient driveway, and at the rear an enclosed garden offering a private outdoor space where you can enjoy the fresh air.

With four bedrooms, there's plenty of space for a growing family or for those who enjoy having extra rooms for guests or hobbies.

Located in Woodthorpe, you'll find yourself in a lovely neighbourhood with easy access to local amenities, schools, and green spaces. Whether you're looking for a peaceful retreat or a place to call home close to the city, this property offers the best of both worlds.

Don't miss out on the opportunity to make this delightful house your new home.



### ENTRANCE PORCH

UPVC double glazed windows to the front and side elevations and a single UPVC door providing access into the home

### HALL

9'9" x 5'10" (2.98 x 1.80 )

A central heating radiator, panelled walls, a picture rail and stairs leading to first floor

### LIVING ROOM

14'5" x 12'10" (4.40 x 3.92 )

A central heating radiator, coving to ceiling, a feature fireplace, a TV point, a UPVC double glazed bay window to the front elevation and a UPVC double glazed window to the side elevation

### PLAYROOM/UTILITY ROOM

7'8" x 17'3" (2.36 x 5.26)

A central heating radiator, spotlights to ceiling, plumbing and space for a washing machine and a tumble dryer, a UPVC double glazed window to side elevation and two Velux windows

### SIDE PORCH

7'2" x 4'8" (2.20 x 1.43m)

A central heating radiator, spotlights to ceiling, a

single Velux window and a door leading to the back garden.

### KITCHEN

8'7" x 17'0" (2.63 x 5.20 )

Fitted base and wall units with worktops, space for a range master cooker, an extractor hood, an integrated oven, an integrated dishwasher, an integrated fridge freezer, a Belfast sink with a swan neck mixer tap, tiled backsplash, a feature island, a vertical central heating radiator, spotlights to ceiling, a UPVC double glazed window to the rear elevation and is open plan to the family room.

### FAMILY ROOM

14'2" x 11'10" (4.34 x 3.61)

Two central heating radiators, two UPVC double glazed windows to the side elevation, a tv point, coving to ceiling and is open plan to the dining room.

### DINING ROOM

14'9" x 8'5" (4.51 x 2.59)

A central heating radiator, two Velux windows, a UPVC double glazed window to the side elevation and bi-fold doors leading to the back garden.

### DOWNSTAIRS W/C

4'3" x 6'2" (1.30 x 1.89)

Low level flush W/C, a central heating radiator, spotlights to ceiling, a pedestal wash basin and a UPVC double glazed window to side elevation.

### LANDING

10'10" x 5'10" (3.32 x 1.80)

A central heating radiator, coving to ceiling, a UPVC double glazed window to side elevation and has doors leading to the master bedroom, bedroom 2, bedroom 3, bedroom 4 and the bathroom.

### MASTER BEDROOM

13'8" x 12'10" (4.18 x 3.92)

A central heating radiator, two UPVC double glazed windows to side elevations, a UPVC double glazed bay window to the front elevation, coving to the ceiling and a door leading to the en-suite.

### EN-SUITE

9'2" x 4'1" (2.80 x 1.27)

A low-level dual flush W/C, a pedestal wash basin with a mixer tap, a fitted shower enclosure with both hand-held and waterfall-style shower fixture, a wall-mounted mirror, spotlights to ceiling, a chrome heated towel rail and a UPVC double glazed obscure window to the side elevation.

### BEDROOM 2

11'10" x 14'4" (3.62 x 4.39)

A central heating radiator, coving to the ceiling and three UPVC double glazed windows to the side and rear elevations.

### BEDROOM 3

8'11" x 8'4" (2.74 x 2.56)

A central heating radiator, coving to the ceiling and two UPVC double glazed windows to the side and rear elevations.

### BEDROOM 4

6'1" x 10'0" (1.86 x 3.06)

A central heating radiator, coving to the ceiling and a UPVC double glazed window to the front elevation

### BATHROOM

8'2" x 5'11" (2.51 x 1.81)

A low-level flush W/C, a pedestal wash basin, a chrome heated towel rail, spotlights to ceiling, floor to ceiling tiles, a tiled bath with both hand-held and waterfall-style shower fixture, a glass shower screen and a UPVC double glazed obscure window to the side elevation.

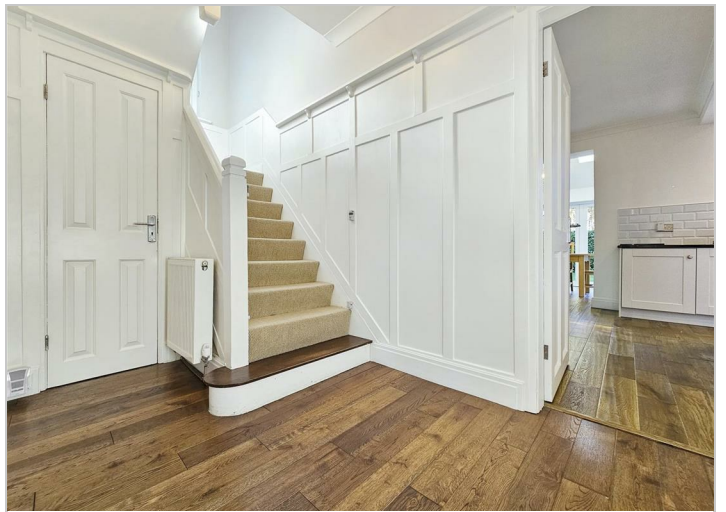
### FRONT GARDEN

A driveway providing off-road parking, a lawn with a range of plants and shrubs and gated access to rear garden.

### BACK GARDEN

An enclosed garden with a stone paved seating area and pathway, a lawn area with a range of plants and shrubs, a shed and panelled fencing.









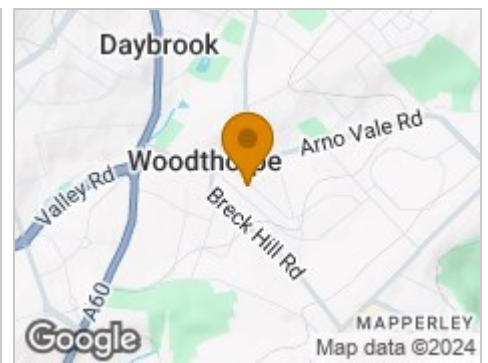
## Road Map



## Hybrid Map



## Terrain Map

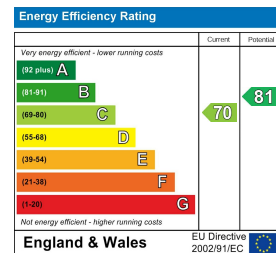


All measurements are approximate and for display purposes only

## Viewing

Please contact our Emma Terry Homes Office on 0115 966 57 41 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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