

# Emma Terry Homes

*moving made personal*



11 Woodthorpe Avenue

Woodthorpe, Nottingham, NG5 4FD

Asking price £775,000 - £795,000





# 11 Woodthorpe Avenue, Woodthorpe, Nottingham NG5 4FD

Nestled in the prestigious Woodthorpe Avenue of Old Woodthorpe, this beautiful detached house is a true gem. Boasting 4 reception rooms and 5 bedrooms spread across its spacious layout, this property offers ample space for comfortable living. The 3 bathrooms ensure convenience and privacy for all residents.

One of the highlights of this stunning home is the glorious sunroom with exposed wood, perfect for basking in natural light and enjoying the changing seasons. The property's period charm adds character and warmth to the living spaces, creating a welcoming atmosphere for all who enter.

Situated on an incredibly prestigious road, this residence stands out with its larger-than-average garden, complete with an Indian stone patio which has even been featured in a sample patio book. Imagine hosting gatherings or simply relaxing in this picturesque outdoor space.

If you are seeking a blend of classic elegance, modern comfort, and ample outdoor space, this property on Woodthorpe Avenue is a must-see.

Don't miss the opportunity to make this house your home.



## PORCH

### ENTRANCE HALLWAY

Spacious hallway with stairs to first floor and door through to kitchen/breakfast room leading through to:

### GARDEN ROOM

A truly beautiful feature of the property....exposed wooden beams, bifold doors, underfloor heating....a calming and relaxing entertaining space.

### KITCHEN/BREAKFAST ROOM

Open plan living kitchen with central breakfast bar, fitted with a range of wall and base units, built in dishwasher, five ring gas hob with extractor over, extra-wide Smeg electric oven with Neff warmer draw, space for American style fridge freezer, space for wine cooler, sink with mixer tap, modern feature radiators, underfloor heating, double glazed window to the rear aspect, open to garden room and dining room. Door through to garage/utility/workshop.

### DINING ROOM

Double glazed windows front aspect and feature original windows to side aspect, oak flooring and central heating radiator.

## LOUNGE

Double glazed bay windows to the front aspect, central heating radiator and doors open to garden room.

## OFFICE

Open to garden room and central heating radiator.

## DOWNSTAIRS W.C

Low level flush W.C and hand wash basin.

## GARAGE/UTILITY/WORKSHOP

A versatile space currently being used as a utility/workshop. Space and plumbing for washing machine and tumble dryer. Could be easily converted back to the garage or even additional living space.

## STAIRS AND LANDING

Stairs rising to the first floor and doors through to:

## MASTER BEDROOM

Windows to the front and rear aspect, built in wardrobes, central heating radiator and through to ensuite shower room.

## ENSUITE

Window to the side aspect, corner shower, his and hers sink and central heating radiator.



### BEDROOM TWO

Double glazed bay window to the front elevation, original feature fireplace, vanity sink, double glazed window to the side aspect and central heating radiator.

### BEDROOM THREE

Double glazed bay window to the front aspect, storage cupboard with double glazed window to front and central heating radiator.

### BEDROOM FOUR

Double glazed windows to the rear and side aspect, Velux window, eaves storage and central heating radiator.

### BEDROOM FIVE/DRESSING ROOM

Currently being used as a dressing room.

### BATHROOM

Panel bath with shower over, low level flush W.C, hand wash basin with vanity unit, floor to ceiling laundry cupboard, obscure double glazed window to the rear aspect and under floor heating.

### SHOWER ROOM

Fitted shower.

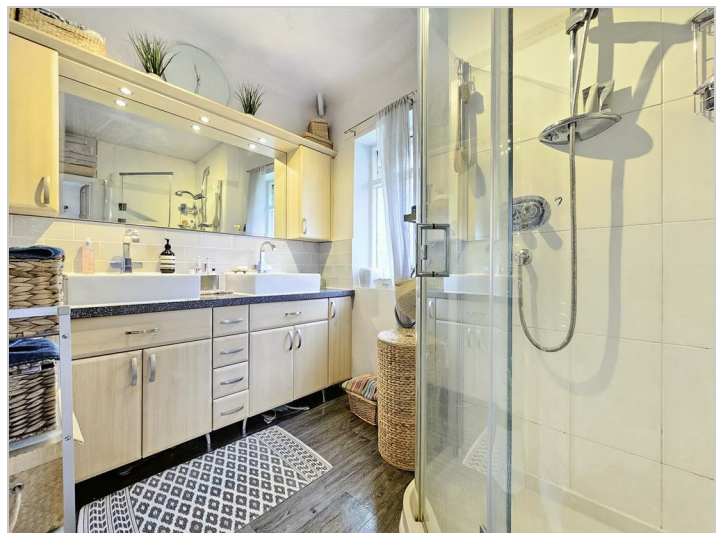
### OUTSIDE

The property is positioned on one of the most desirable roads of 'Old Woodthorpe'. To the front there is a driveway for off-street parking which leads to a carport and the garage/utility/workshop with roller door. To the front there is a wrought iron gate which leads to a mature planted area creating added privacy to the front of the house.

The rear garden is a true credit to its current owner. There is a beautiful Indian stone patio area with curved steps to the main garden. The main garden is mostly grassed and larger than average, and is also fully enclosed with fencing, hedges and a range of mature plants and shrubs.

















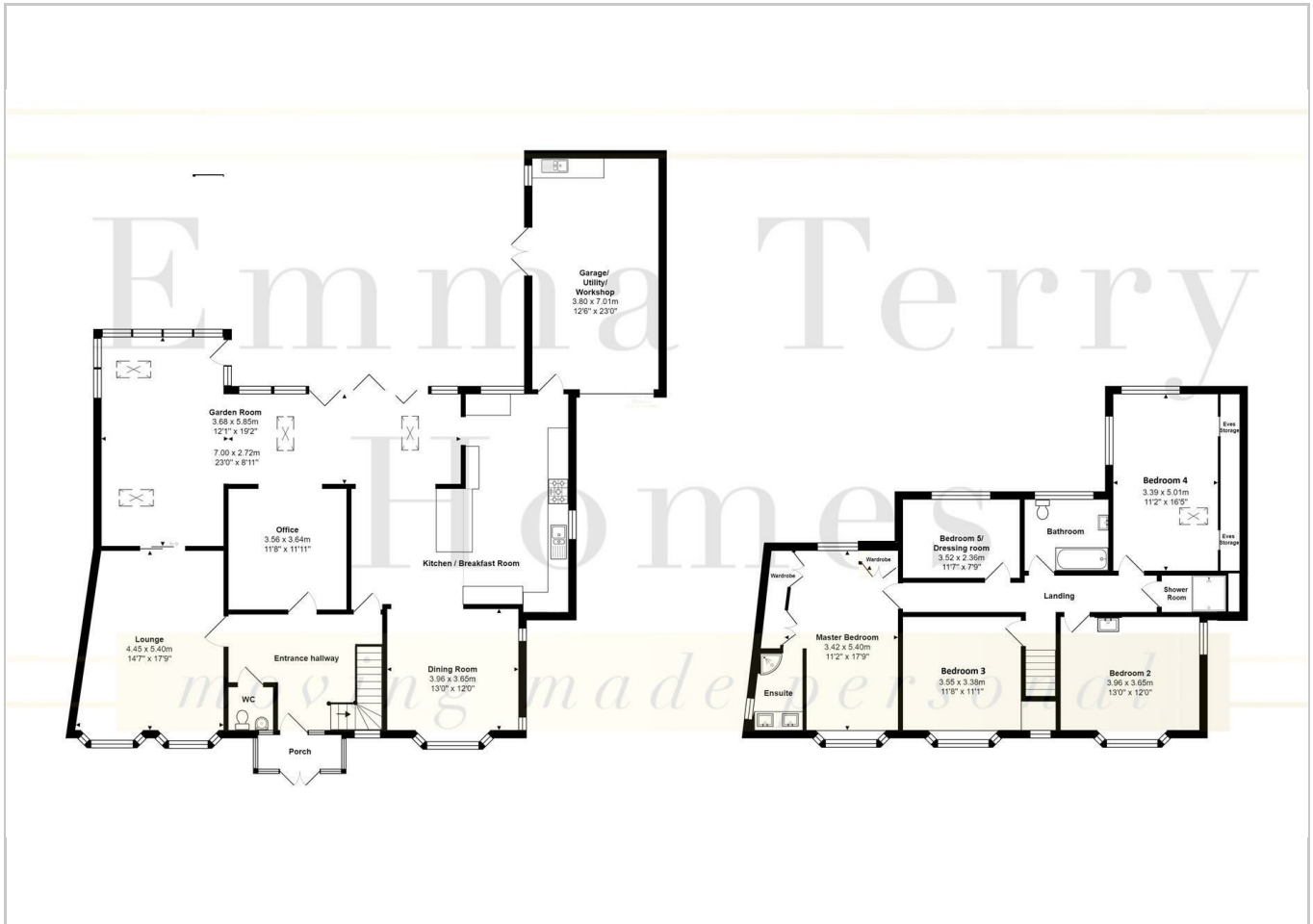
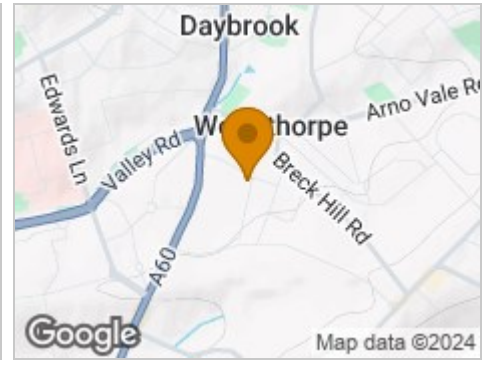
### Road Map



### Hybrid Map



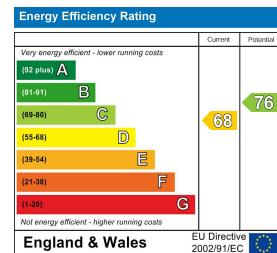
### Terrain Map



### 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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