



12 Woodland Drive, Nottingham – NG3 5EX

Guide Price **£450,000**

DavidJames
the estate agent



12 Woodland Drive

Nottingham, Nottingham

Substantial detached bungalow in a highly sought after location with huge potential - available with no chain! 2 reception spaces, 4 double beds & a generous plot with a gated drive and double garage.

Council Tax band: F

Tenure: Freehold

- Substantial detached bungalow
- Highly sought after and prestigious location within easy reach of Mapperley's amenities and Nottingham City Centre
- Offered to the market with no upward chain
- Huge potential to modernise and personalise
- Expansive lounge with a feature solid-stone fireplace and dual-aspect windows
- Breakfast kitchen with an adjoining versatile dining room
- Four double bedrooms (all with in-built wardrobes)
- Main family bathroom plus an en-suite off bedroom one
- Generous and established plot set behind double gates for privacy and security
- Driveway and an electric-door double garage with power and lighting provide off-street parking









Approximate total area⁽¹⁾

203.7 m²

2194 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



David James Estate Agents

David James Estate Agents, 45B Plains Road – NG3 5JU

0115 962 4213 • mapperley@david-james.com • www.david-james.com

These particulars are produced in good faith and are set out as a general guide only. Measurements are approximate and floor plans are for illustrative purposes only. Services have not been tested. We have established professional relationships with third-party suppliers for the provision of services to Clients, details of which can be found on the property listing page on our website.