



28 Sunningdale Drive,
Woodborough, NG14 6EQ

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***** GUIDE PRICE £490,000 to £500,000 *****

This attractive detached home is situated in the sought after and picturesque village of Woodborough, within easy reach of local facilities including two excellent pub/restaurants, a village shop, local church and primary school.

Enjoying an open aspect to the rear, with views over the local countryside, the property provides well presented accommodation including a porch, a large entrance hall/sitting area, a living/dining room, a study, a fitted kitchen, a utility room, two bedrooms, a family bathroom, and a guest wc on the ground floor, with the first floor landing providing access to two further bedrooms (master with an en-suite shower room) in the converted loft space.

Benefiting from solar panels, gas central heating and UPVC double glazing, the property has attractively landscaped and privately enclosed gardens to the rear, further gardens to the front, plus a driveway and detached tandem garage providing off road parking for a number of vehicles.

Early viewing is highly recommended.

Guide Price £490,000





GROUND FLOOR ACCOMMODATION

UPVC Entrance Door

Opening to the:-

Entrance Porch

Windows to all sides with fitted blinds, tiled flooring, ceiling light, UPVC entrance door opening to the:-

Entrance Hall / Sitting Area

Window overlooking the porch, feature Welsh slate wall, stairs off to the first floor, ceiling light point, wall light, radiator, spotlights over two internal doors, doors into the ground floor rooms.

Study/ Bedroom 5

UPVC double glazed window to the front elevation, ceiling light point, wall light, radiator.

Utility Room

Roll edge work surface with plumbing for a washing machine beneath, wall units, wall light, alarm control panel.

Family Bathroom

Fitted with a five piece suite comprising a panelled bath, a corner shower enclosure, a pedestal wash hand basin, a low flush wc, and a bidet.

Opaque UPVC double glazed window to the rear elevation, half height tiling to the walls, shelved airing cupboard, heated towel rail, extractor fan, ceiling light point, radiator.

Bedroom Three

UPVC double glazed window to the rear elevation, ceiling light point and spot lights, radiator.

Bedroom Four

UPVC double glazed window to the rear elevation, ceiling light point and wall lights, radiator, fitted wardrobes,

Fitted Kitchen

Fitted with a range of matching wood effect wall, drawer and base units, roll edge work surfaces and complementary tiled splash backs, one and a half bowl sink and drainer unit with a mixer tap, integrated under counter fridge and freezer, built in double electric oven, a ceramic electric hob with a stainless steel extractor hood over.

UPVC double glazed window to the front elevation, breakfast bar area, under-cabinet strip lights and spotlights in the display unit, ceiling light point, radiator, wall mounted combination Vaillant boiler, UPVC external door opening to the side.

Guest WC

Fitted with a low flush wc, and a wash hand basin with a mixer tap. Opaque UPVC double glazed window to the front elevation, ceiling light point, radiator.

Living / Dining Room

DINING AREA:- UPVC double glazed window to the side elevation, ceiling light points, radiator, and open access to the:-

LIVING AREA:- Two large UPVC double glazed windows to the rear elevation with views over the garden and the countryside beyond, feature Welsh slate wall, electric fire, radiator, ceiling spot lights.

FIRST FLOOR ACCOMMODATION

First Floor Landing

(Offering potential for use as a study area)

Double glazed Velux window to the rear pitch with views over the local countryside, loft access hatch (to the loft space housing the solar panel meters), ceiling light point, cupboard housing the water tank, doors into two bedrooms.

Bedroom One

Two Velux windows to the rear pitch, radiator, ceiling light point, eaves storage hatches to front and rear, access to the:-

En-Suite Shower Room

Fitted with a corner shower enclosure with a MIRA ESCAPE electric shower, a low flush wc, and a wash hand basin.

Heated towel rail, two ceiling light points, extractor fan, access to plumbing and cabling space.

Bedroom Two

UPVC double glazed window to the side elevation, ceiling light point, wall light point, radiator, large walk in wardrobe.

OUTSIDE

A block paved driveway at the front of the property provides off road parking for a number of vehicles, and in turn gives access to the DETACHED TANDEM GARAGE. There is a lawned garden with a small rockery, and well maintained shrubs, a pathway to the entrance door, and gated access to the rear.

The attractive landscaped garden at the rear of the property backs directly onto local countryside. The garden includes a resin patio seating area, a shaped lawn, a rockery around a raised stone patio, well stocked flower beds and raised borders, a vegetable bed, a pond, a further circular patio seating area, and a number of established trees including an apple and a pear tree. With hedged and timber fenced boundaries, the garden also has an external light and power points, plus a compost area.

Detached Tandem Garage

With an up and over door to the front, power and lighting connected, shelving and wall units, a tap, obscure UPVC windows to the rear and side elevations, and UPVC personnel doors to the garden.

Solar Panels

We are informed that the solar panels at the property are fully owned.

For further information, please contact Thomas James Estate Agents.

Directions

Sunningdale Drive can be located off Doverbeck Drive from Shelt Hill, Woodborough.

Council Tax Band

Council Tax Band F. Gedling Borough Council.

We understand the amount payable for 2022/2023 to be £3,236.12.

Referral Arrangement Note

Thomas James Estate Agents always refer sellers (and will offer to refer buyers) to Knights PLC, Premier Property Lawyers, Ives & Co, Curtis & Parkinson, Bryan & Armstrong, and Marchants for conveyancing services (as above). It is your decision as to whether or not you choose to deal with these conveyancers. Should you decide to use the conveyancers named above, you should know that Thomas James Estate Agents would receive a referral fee of between £120 and £240 including VAT from them, for recommending you to them.

DISCLAIMER NOTES

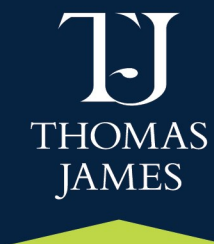
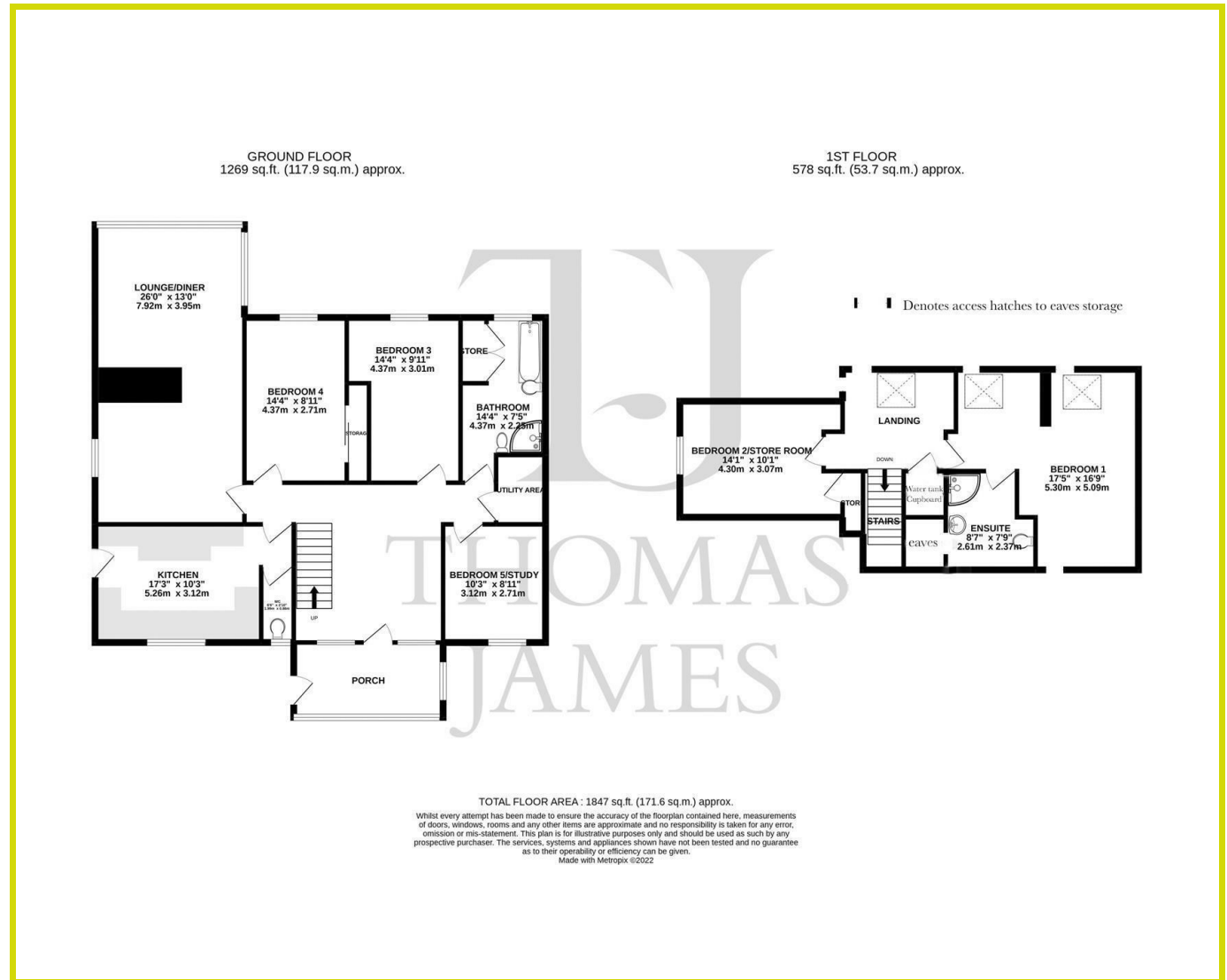
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MONEY LAUNDERING

Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, Thomas James require any successful purchasers proceeding with a purchase to provide two forms of identification i.e passport or photocard driving license and a recent utility bill. This evidence will be required prior to Thomas James instructing solicitors in the purchase or the sale of a property.

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | 71 | 78 |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |



Thomas James Estate Agents, Corner Cottage, 4 Bingham Road, Cotgrave, NG12 3JR

Tel: 0115 989 9757 | Email: cotgrave@tjea.com | Web: www.tjea.com

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