



Jonathan Fitzpatrick
VILLAGE & COUNTRY HOMES



31 Sunningdale Drive Woodborough NG14 6EQ Offers over £350,000 Freehold

A rare opportunity in the heart of Woodborough

Offering incredible potential, this 1960s built, 4 bedroom detached family home occupies a superb south facing plot in the ever-popular village of Woodborough. While the property now requires updating throughout, it offers exceptional scope for buyers wishing to create their dream home, with potential to extend if required (subject to usual consents). With its generous layout, double garage, and attractive garden, the potential here is undeniable.

The asking price has been set at a highly competitive level to reflect the work required, but also to attract buyers in strong purchasing positions. The accommodation includes a reception hallway with downstairs cloakroom/wc, a spacious living/dining room, separate study, and a breakfast kitchen. Upstairs, there are four well-proportioned bedrooms, family bathroom, and separate wc. Externally, the property enjoys a superb south-facing rear garden, outside w/c, generous driveway parking, and a large integral double garage.

Woodborough is one of Nottinghamshire's most highly regarded villages, prized for its strong sense of community, charming rural setting, and excellent local amenities. The village boasts two popular pubs, general store, well-regarded primary school, and regular bus services, with Nottingham and Mapperley - just a short drive away. Surrounded by rolling countryside, Woodborough perfectly balances convenience with village charm.

Important Information: Interested parties must be in a proceedable buying position and able to demonstrate they can complete the purchase within 10 weeks from acceptance of an offer. Offers should be submitted no later than Friday 3rd October.













The property offers 4 good size bedrooms plus bathroom and separate w/c. There are also fitted wardrobes to bedrooms 1,3 and 4 (shown here as a study/office).

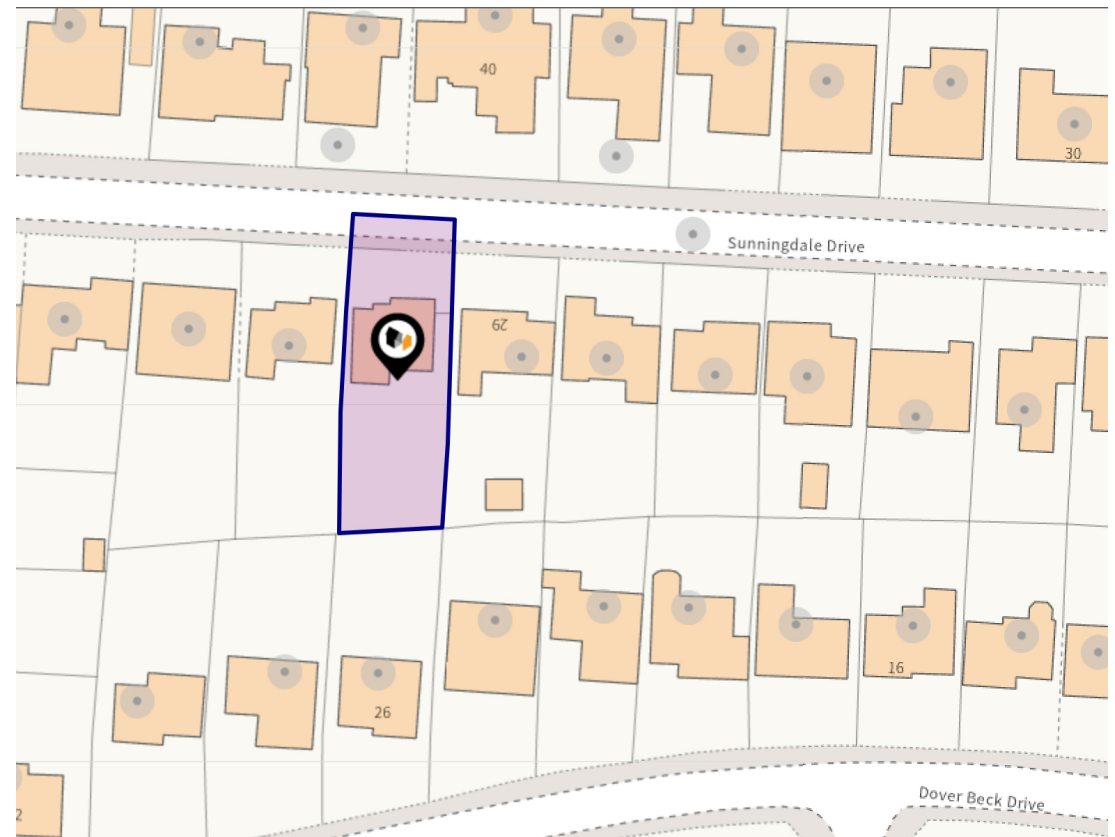
Council tax band E
Gas central heating
All mains services

Catchment for Minster School
Newark Northgate Train Station to London
King Cross - approximately 14 miles

Main Office 01623 392676
Email mail@jfea.co.uk

64 Main Street Farnsfield Newark NG22 8EF

Viewing strictly by appointment through
Jonathan Fitzpatrick Village & Country Homes



Energy performance certificate (EPC)

31 Sunningdale Drive
Woodborough
NOTTINGHAM
NG14 6EQ

Energy rating

E

Valid until:

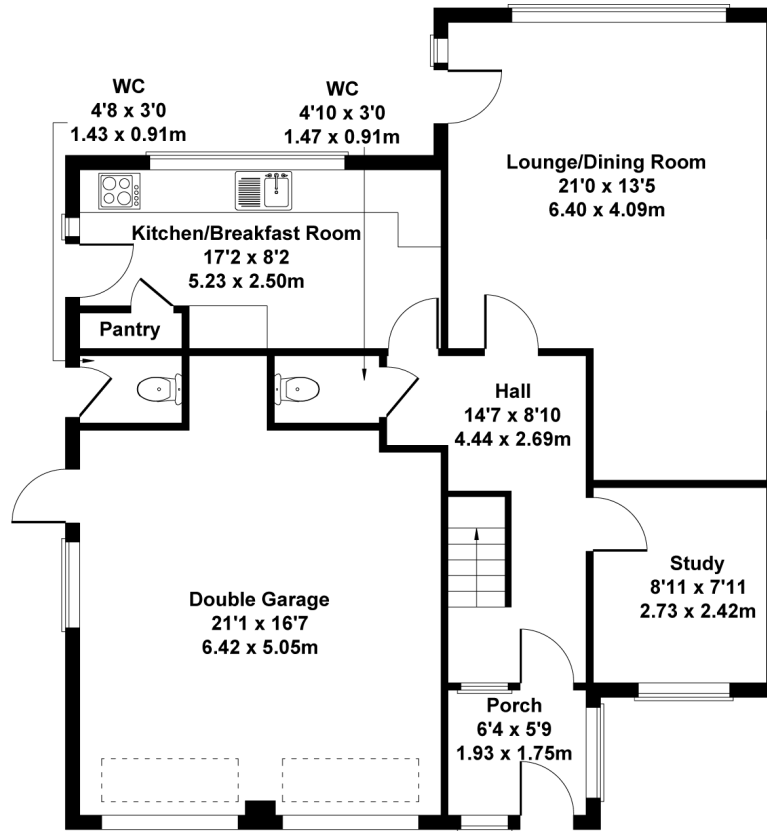
3 September 2035

Certificate number:

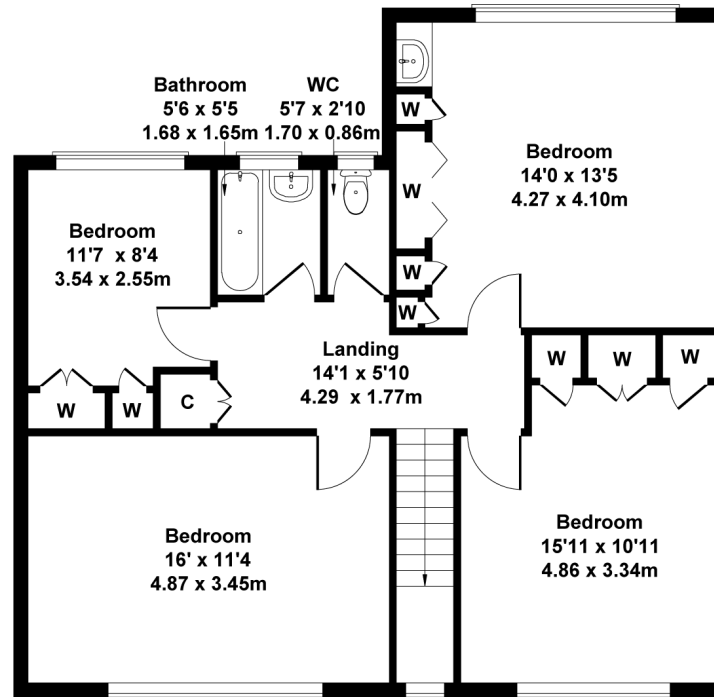
0571-3054-2201-3685-2200

31 Sunningdale Drive, Woodborough, Nottingham, NG14 6EQ

Approximate Gross Internal Area
1819 sq ft - 169 sq m



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements