



EDLIN & JARVIS
ESTATE AGENTS



36 Woodhill Road
Collingham, NG23 7NR

Asking Price £525,000



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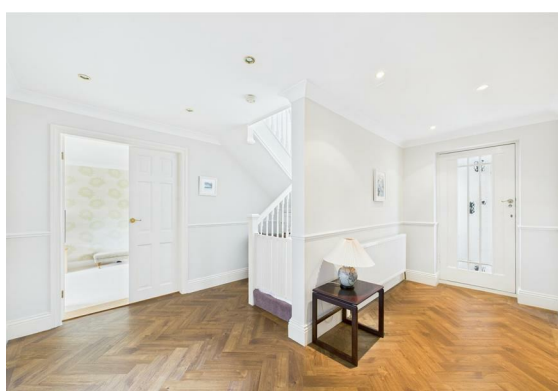
DISCOVER YOUR DREAM FAMILY HAVEN ON WOODHILL ROAD

Imagine a life where space, versatility, and community blend seamlessly. This exceptional detached home on the sought-after Woodhill Road in the charming village of Collingham offers just that – a haven designed for family living and multi-generational comfort.

Step inside and be greeted by a spacious entrance hall, setting the tone for the generous proportions found throughout. The inviting dual-aspect lounge bathes in natural light, creating a warm and welcoming atmosphere for relaxation. Host memorable gatherings in the dining room, perfect for family meals and celebrations.

The heart of the home lies in the kitchen diner, a fantastic space for everyday living and culinary adventures. Extend your living space into the delightful garden room, offering a tranquil retreat with views of the lovely garden. Practicality is key with a dedicated utility room and a convenient downstairs WC. And for those seeking leisure and fun, a dedicated games room provides endless possibilities for entertainment.

Upstairs, discover four double well-appointed bedrooms, each a peaceful sanctuary promising restful nights. The flexible layout truly shines with a fifth bedroom downstairs boasting a private ensuite shower room – an ideal solution for multi-generational families or guests seeking extra privacy. Outside, the property sits on a





generous 0.17-acre plot, featuring manicured front and rear gardens predominantly laid to lawn, bordered by an attractive array of mature shrubs and bushes. Picture yourself enjoying sunny afternoons and al fresco dining on the paved seating area, perfect for summer BBQs and family get-togethers. A block-paved driveway provides ample parking for several vehicles and leads to a one-and-a-half garage, offering secure parking and storage.

Please note we are waiting for information regarding the solar panels.

Collingham itself is a vibrant village renowned for its strong community spirit and picturesque surroundings. Enjoy the convenience of local amenities right on your doorstep, including a doctors' surgery, dental practice, Co-op supermarket, butcher's, hairdresser's, coffee shop and a welcoming pub. Families will appreciate the preschool and primary school, and excellent transport links are readily available with a regular bus route and Collingham railway station providing direct connections to Lincoln, Newark, and Nottingham.

More than just a house, this property on Woodhill Road is an opportunity to create lasting memories in a truly special setting. Don't miss the chance to make this spacious and versatile residence your forever home.



Floor Plan



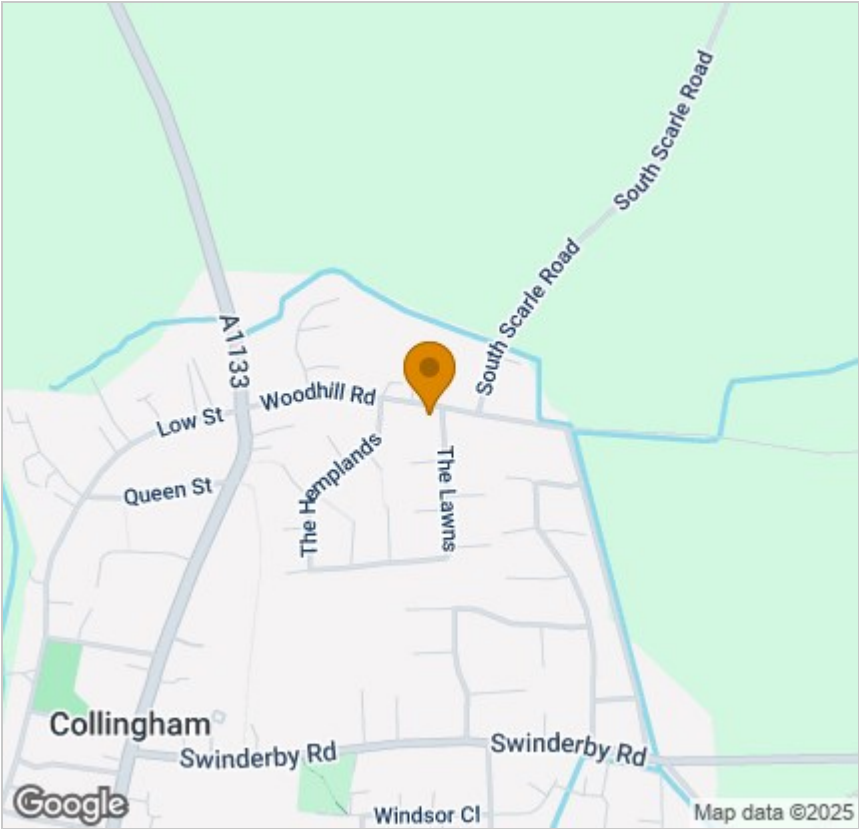
Viewing

Please contact our Sales Office on 01636 555043 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

