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**DavidJames**  
the estate agent

**The Meadows, Woodborough, Nottingham, NG14 6EJ**

**Guide Price £750,000**

# About This Property



Offered to the market with no upward chain, this impressive detached property is set at the end of a private driveway in the highly sought-after Woodborough and offers an exceptional opportunity to enjoy a thoughtfully-designed substantial home with the facility for multi-generational living and accessibility adaptations!

Upon entering, a welcoming porch leads to a spacious hallway, which offers access to the cloakroom/WC, bright and spacious lounge with an adjoining dining room, breakfast kitchen, main bedroom and a further versatile bedroom that could be used as an office/sitting room.

The well-equipped breakfast kitchen features a range of fitted cabinets, an island breakfast bar and integrated appliances, along with an adjoining utility room and WC. The pool area can also be accessed from here, showcasing the luxurious indoor heated pool, complete with a sauna and a private shower changing room.

The main bedroom on the ground floor offers a peaceful retreat with quality fitted wardrobes and a dressing area leading to a stunning Kohler en-suite shower room with underfloor heating. Upstairs, three additional double bedrooms provide further family accommodation, all complemented by a beautiful family bathroom, also featuring underfloor heating and a Kohler suite which includes a walk-in shower and a bath.

The property's annexe offers a great option for a live-in relative looking to maintain independence and has its own living room, conservatory, kitchen and bedroom with en-suite, ensuring privacy while maintaining a connection to the main home.

Outside, the rear garden is beautifully maintained and offers a peaceful, southerly-facing space with a large patio, good-sized lawn and well-stocked borders. It's perfect for relaxing or gardening, with the added benefit of outside water and power, plus a greenhouse. At the front, the driveway provides multi-vehicle parking and access to a twin-door double garage equipped with hot and cold water, power and lighting

- Substantial detached family home offered with no upward chain
- Highly sought after village location at the end of a private driveway
- Annexe provides versatility for multi-generational living
- Fantastic heated indoor pool with a feature sauna
- Generous reception space including a large lounge and adjoining dining room
- Breakfast kitchen with a range of Neff integrated appliances
- 5/6 bedrooms set across two floors
- Quality Kohler bathroom and shower suites
- Stunning southerly-facing established rear garden
- Driveway and twin-door garage provide multi-vehicle parking







Floor 0



Floor 1

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Approximate total area<sup>(1)</sup>

393.44 m<sup>2</sup>

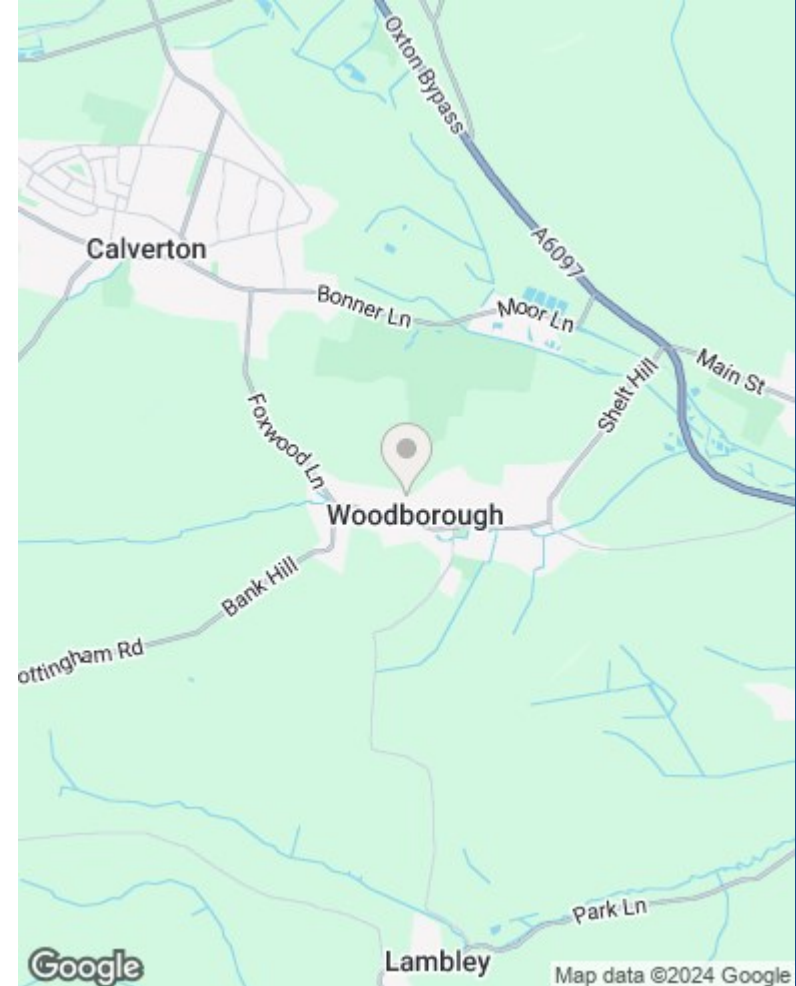
4234.95 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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**Council Tax Band: G**  
**Gedling Borough Council**  
**Freehold**

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