

# Emma Terry Homes

*moving made personal*



## Dale House, 11, Sunningdale Drive

Woodborough, Nottingham, NG14 6EQ

Asking price £465,000





# Dale House, 11, Sunningdale Drive, Woodborough, Nottingham NG14 6EQ

Dale House is a beautiful four bedroom detached property situated in the prestigious village of Woodborough. The property is excellently presented and being advertised with 'No Chain' to ensure a quick and efficient sale.

The property briefly comprises of a spacious hallway, kitchen diner with part underfloor heating and air conditioning, living room, dining room, home office, utility, downstairs W.C, separate shower room, four double bedrooms and a family bathroom. There is also an integral double garage, courtyard to the front, off street parking, and garden to the rear with decked seating area.

Woodborough is a highly regarded village protected by a Conservation Area designation, and is surrounded by unspoilt countryside to the north east of Nottingham.

The village offers a useful range of amenities, which include a general store, two village inns, a village hall, an 'active' church and highly regarded primary schooling.

Close to hand there are more extensive amenities in Arnold and Mapperley, and from the village there is convenient and direct access across Mapperley Plains into Nottingham city centre.

In turn, the surrounding regional centres of Southwell, Newark on Trent, Mansfield and Grantham (A1) are accessible from the village, as is the M1 motorway and East Midlands Airport.



Entrance door leads through to:

## HALL

Two double glazed windows to the front elevation, stairs to first floor and doors through to:

## LIVING ROOM

10'11" x 23'8" (3.35m x 7.23m )

Central heating radiator, UPVC double glazed window to the rear elevation and two sets of french doors to the rear garden.

## KITCHEN/DINER

11'0" x 24'9" (3.37m x 7.55m)

Fitted with a range of wall and base units, air conditioning, underfloor heating to the breakfast area, built in double oven and grill, Samsung induction hob with extractor hood, central heating radiator and a UPVC glass sliding door to the rear garden.

## UTILITY ROOM

Belfast sink and space for washing machine, tumble dryer and fridge freezer.

## SHOWER

Underfloor heating and wall mounted shower.

## W.C

low-level flush W.C and hand wash basin.

## DINING ROOM

8'10" x 16'11" (2.7m x 5.16m )

Central heating radiator and UPVC double glazed window to the side elevation.

## SNUG/HOME OFFICE

9'8" x 8'8" (2.97m x 2.65m)

Central heating radiator and a UPVC double glazed window to the side elevation.

## STAIRS & LANDING

### BEDROOM ONE

10'11" x 12'1" (3.35m x 3.70m )

Fitted mirrored wardrobes, a central heating radiator and a UPVC double glazed window to the rear elevation.

### BEDROOM TWO

11'1" x 10'11" (3.40m x 3.34m )

Hand wash basin, central heating radiator and a UPVC double glazed window to the rear elevation.

### BEDROOM THREE

16'6" x 9'3" (5.03m x 2.82m )

Built in storage cupboards, hand wash basin, a central heating radiator and a Velux window.

### BEDROOM FOUR

8'0" x 8'10" (2.45m x 2.70m )

Central heating radiator and a double glazed window to the front elevation.

### BATHROOM

9'1" x 5'7" (2.78m x 1.71m )

Fitted bath with wall-mounted shower and shower

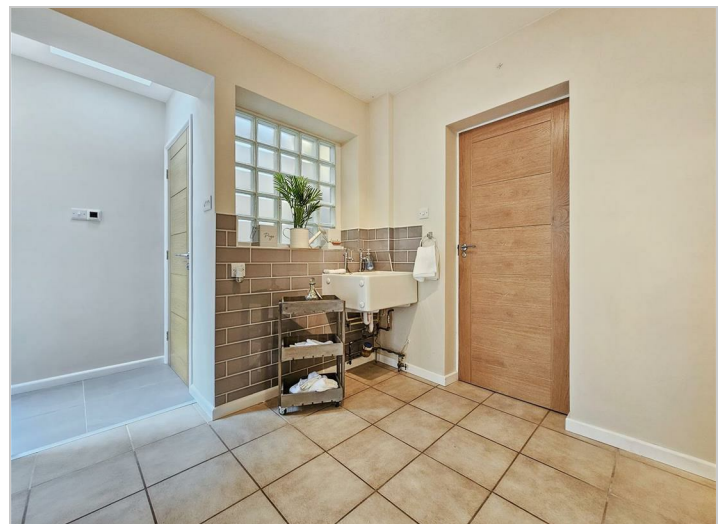
screen, Low-level flush W.C, hand wash basin, central heating radiator and a double glazed obscure window to the front elevation.

### OUTSIDE

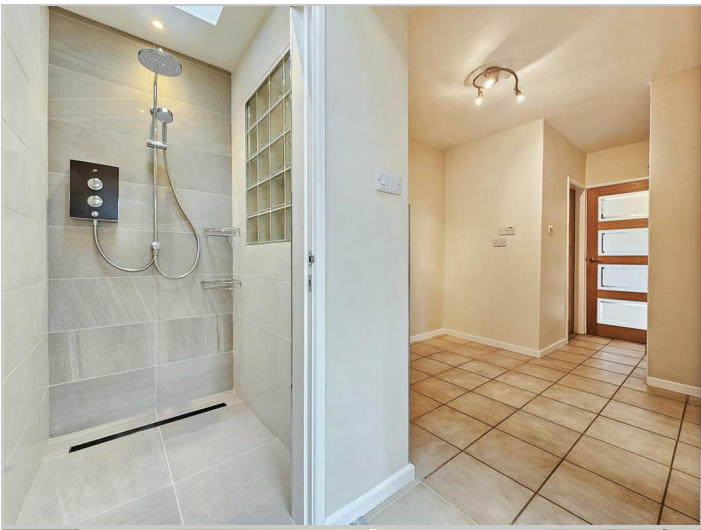
Front - To the front of the property is a double driveway with access to the double garage providing ample off-road parking, a lawn, a range of plants and shrubs and side access to the rear garden

Garage - 5.58m x 4.44m (18'3" x 14'6") - The garage has lighting, multiple power points, a wall-mounted boiler, two windows to the side elevation and an electric roller shutter door providing access

Rear - To the rear of the property is a private enclosed garden with a decked seating area, steps down to a well-maintained lawn, a range of plants and shrubs, a stone paved patio area, courtesy lighting and panelled fencing









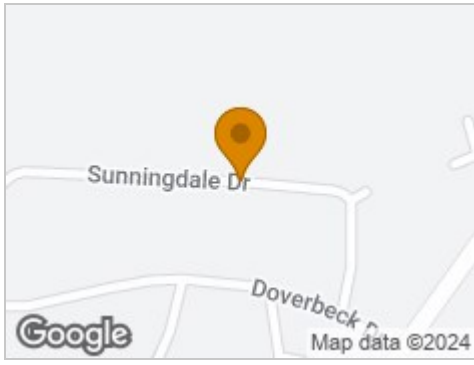








Road Map



Hybrid Map



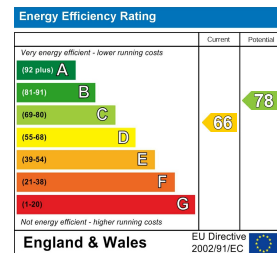
Terrain Map



Viewing

Please contact our Emma Terry Homes Office on 0115 966 57 41 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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