

Emma Terry Homes

moving made personal



15 Ploughman Avenue

Woodborough, Nottingham, NG14 6DE

Asking price £355,000



15 Ploughman Avenue, Woodborough, Nottingham NG14 6DE

Asking price £355,000

Nestled in the charming area of Woodborough, this semi-detached house on Ploughman Avenue offers a perfect blend of comfort and modern living. The property boasts three well-proportioned bedrooms, making it an ideal home for families.

Upon entering, you are greeted by a separate living room that provides a cosy retreat for relaxation and the open plan kitchen/diner creates a warm and inviting atmosphere for family gatherings and entertaining guests. This contemporary space is designed for both functionality and style, ensuring that cooking and dining experiences are enjoyable. The property also features two bathrooms and one W.C, providing convenience for busy households and each bedroom is thoughtfully designed to maximise space and light.

Outside, the semi-detached nature of the house is complemented by a driveway, providing off-road parking and ease of access. The surrounding area is known for its friendly community and picturesque surroundings, making it a wonderful place to call home.

In summary, this semi-detached house on Ploughman Avenue is a fantastic opportunity for those looking to settle in a desirable location. With its spacious layout, modern amenities, and convenient parking, it is sure to appeal to a wide range of buyers. Do not miss the chance to make this lovely property your own.



ENTRANCE HALL

Entrance door to house, under stairs storage cupboard, doors through to living room, W.C and kitchen/diner and stairs to first floor.

LIVING ROOM

10'10" x 13'11" (3.32 x 4.25)

A central heating radiator and oak effect UPVC double glazed window to front.

W.C

A low level flush W.C, hand wash basin and oak effect UPVC double glazed obscure window to side.

KITCHEN/DINER

14'5" x 11'1" (4.41 x 3.38)

Two central heating radiators, oak effect UPVC double glazed French doors to rear, an oak effect UPVC double glazed window to rear, a variety of wall

and base units, a 1 1/2 bowl sink with mixer tap and drainer, induction hob and extractor fan, built-in oven, integrated dishwasher and fridge freezer and door through to entrance hall and utility room.

UTILITY ROOM

Side access door to house, storage cupboard and worktop space, space and plumbing for washing machine and a central heating radiator.

LANDING

Access to loft, a central heating radiator and doors through to main bedroom, bedroom 2,3 and bathroom.

MAIN BEDROOM

12'1" x 11'9" (3.69 x 3.60)

Oak effect UPVC double glazed window to rear, a central heating radiator, fitted wardrobes and door through to en-suite.

EN-SUITE

Low level flush W.C, wash hand basin, heated towel rail, shower and an oak effect UPVC double glazed obscure window to side.

BEDROOM 2

8'0" x 12'3" (2.46 x 3.75)

Oak effect UPVC double glazed window to front and a central heating radiator.

BEDROOM 3

5'10" x 12'3" (1.80 x 3.75)

Oak effect UPVC double glazed window to front, built in storage cupboard and a central heating radiator.

BATHROOM

Oak effect UPVC double glazed obscure window to side, bath with mixer tap, wash hand basin with mixer tap, low level flush W.C and a heated towel rail.

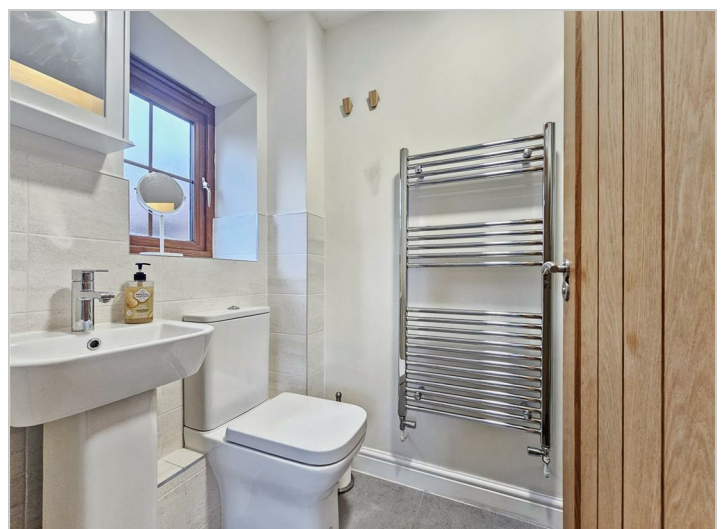
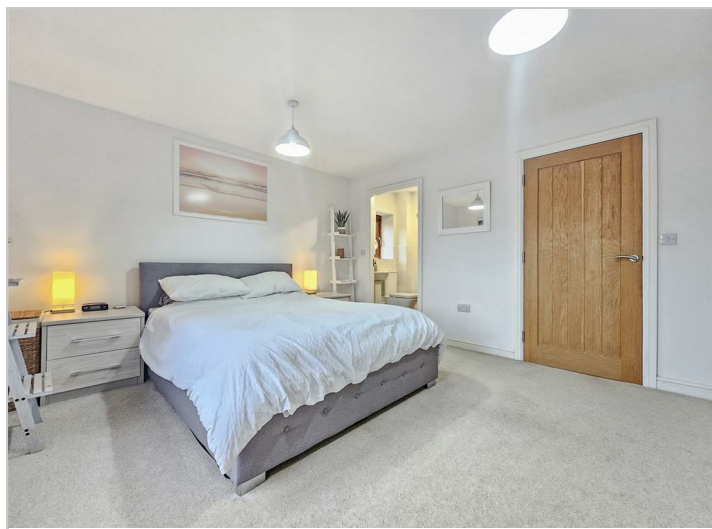
FRONT

Gravelled front area with path to entrance door and driveway to side of house.

REAR

A paved patio, elevated fenced lawn area, insulated and lockable shed in garden, all enclosed by fences and gated access to side of house.









Road Map



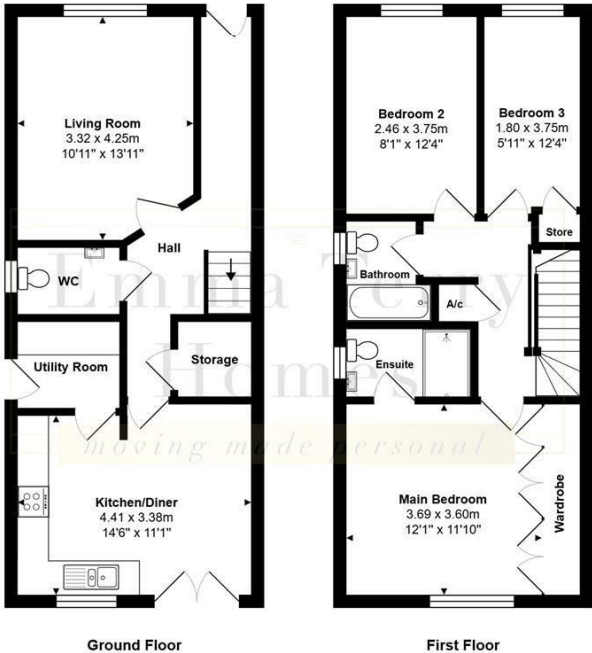
Hybrid Map



Terrain Map



15, Ploughman Avenue, Woodborough, NG14 6DE

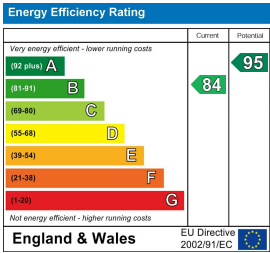


All measurements are approximate and for display purposes only

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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.