

# Emma Terry Homes

*moving made personal*



6 Park Avenue

Woodborough, Nottingham, NG14 6EB

Guide price £335,000 - £345,000





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\*\* LOCATION, LOCATION, LOCATION \*\*

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Nestled in the charming desirable village of Woodborough, this delightful semi-detached house on Park Avenue would be perfect to extend or enjoy the beautiful village location.

As you approach the home, you will appreciate the convenience of a double driveway, providing ample parking for multiple vehicles. The spacious kitchen/diner, which serves as the heart of the home. This area is perfect for both casual family meals and entertaining guests, allowing for a warm and inviting atmosphere. The separate cosy lounge offers a peaceful retreat, ideal for relaxing after a long day or enjoying a quiet evening.

Woodborough is a highly regarded village protected by a Conservation Area designation, and 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.



## PORCH

Entrance door to house through to hall.

## ENTRANCE HALL

11'1" x 5'11" (3.38m x 1.80m)

UPVC double glazed window to side, a central heating radiator, doors through to lounge, kitchen/diner and porch and stairs to first floor.

## LOUNGE

14'1" x 12'0" into bay (4.29m x 3.66m into bay)

A UPVC double glazed bay window to front, a central heating radiator, an air-conditioning unit and a gas fire.

## KITCHEN/DINER

A variety of wall and base units, Oak floor and worktops, a n island with extra storage and induction hob and electric oven, integrated

dishwasher, integrated fridge, white Belfast kitchen sink with mixer tap, understairs pantry, a central heating radiator, UPVC double glazed window to side, doors through to hall and outbuilding and sliding doors to rear garden.

## SIDE LOBBY

8'3" x 5'7" (2.51m x 1.70m)

UPVC side access door to house and doors through to W/C, utility and coal store.

## W/C

5'6" x 2'8" (1.68m x 0.81m)

Low level flush W/C, wash hand basin and UPVC double glazed obscure window to side.

## UTILITY

Window to rear and space and plumbing for washing machine and fridge/freezer.

### LANDING

UPVC double glazed window to side, access to loft and doors through to bedroom 1, 2, 3 and bathroom.

### BEDROOM 1

12'4" x 10'11" (3.76m x 3.33m)

UPVC double glazed window to front, an air-conditioning unit, a central heating radiator and a built-in storage cupboard.

### BEDROOM 2

10'11" x 10'4" (3.33m x 3.15m)

UPVC double glazed window to rear, a central heating radiator and built-in storage cupboard.

### BEDROOM 3

9'3" x 7'2" (2.82m x 2.18m)

UPVC double glazed window to front and a fitted shelving unit.

### BATHROOM

7'8" x 7'1" (2.34m x 2.16m)

A wash hand basin with hot and cold taps, low level flush W/C, bath with hot and cold taps and shower and UPVC double glazed obscure window to side.

### OUTSIDE

#### FRONT:

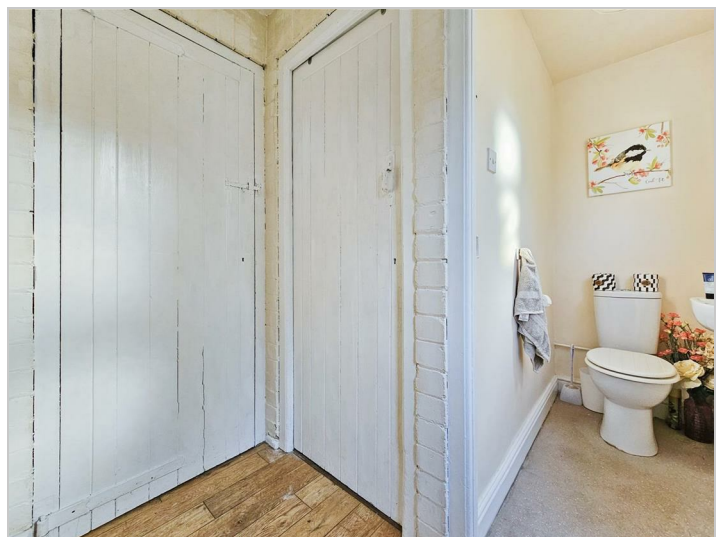
Lawn area enclosed by dwarf wall and double driveway.

#### REAR:

Paved patio leading to lawn area with a variety of shrubs trees and bushes, outside electrical sockets, outside tap, one standard sized shed and one large shed, fully secure garden (enclosed by fences) perfect for children or pets.

















Road Map



Hybrid Map



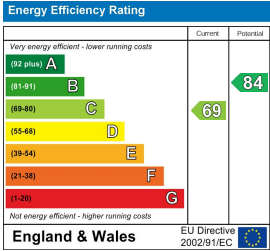
Terrain Map



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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