

Emma Terry Homes

moving made personal



18 Whites Croft

Woodborough, Nottingham, NG14 6DZ

Offers over £405,000



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18 Whites Croft offers the market a superb opportunity to purchase a detached family sized property, in a delightful cul-de-sac setting benefiting from greenbelt land to the rear.

The property is positioned at the end of cul-de-sac with a driveway for off street parking, single integral garage and delightful rear garden. After years of ownership the property is prime for modernisation to then to be enjoyed for years to come. On the ground floor there is an entrance porch, hallway, lounge diner, breakfast kitchen with open plan to dining room, utility room and downstairs W.C.. Upstairs there are four bedrooms and a family bathroom.

Viewing is highly recommended.

Woodborough is set in undulating Nottinghamshire countryside some eight miles to the north east of Nottingham offering a useful range of amenities and highly regarded primary schooling.

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



Entrance to the side leads through to:

ENTRANCE PORCH

With door through to:

HALLWAY

With two storage cupboards and stairs to first floor.

LIVING ROOM

25'4" x 13'5" (7.74 x 4.11)

A large reception room with two large UPVC double glazed windows to the front elevation, two central heating radiators and gas fire with brick surround.

KITCHEN/BREAKFAST ROOM

19'6" x 8'1" (5.96 x 2.48)

Fitted with a range of wall and base units with breakfast bar, sink with drainer and mixer tap, built in oven with 4 ring gas hob, central heating radiator, UPVC double glazed window to rear elevation, tiled splashback, UPVC double sliding doors to rear garden and space for table.

DINING ROOM

11'6" x 8'11" (3.51 x 2.72)

Doors through to hallway and living room.

UTILITY ROOM

Additional space with sink and door to rear garden.

DOWNSTAIRS W.C

Wash hand basin, W.C and window to side elevation.

Door through to integral garage.

STAIRS AND LANDING

Stairs rising to the first floor, loft access and large UPVC double glazed window to rear elevation overlooking the fields to the back.

BEDROOM ONE

13'5" x 13'0" (4.11 x 3.97)

Large UPVC double glazed window to front

elevation, built in wardrobe and central heating radiator.

BEDROOM TWO

11'10" x 9'4" (3.63 x 2.87)

Large UPVC double glazed window to front elevation, built in wardrobe and central heating radiator.

BEDROOM THREE

8'8" x 6'5" (2.65 x 1.98)

UPVC double glazed window to side elevation and central heating radiator.

BEDROOM FOUR

8'8" x 6'5" (2.65 x 1.98)

UPVC double glazed window to rear elevation overlooking the fields to the back and central heating radiator.

BATHROOM

Large family bathroom, fitted with shower cubicle, separate bath, wash hand basin and low level flush W.C. Double glazed window to side elevation.

OUTSIDE

The property is positioned at the end of a quiet cul de sac with the added benefit of fields to the rear and side of the property.

There is a driveway that leads to the single garage and a delightful laid to lawn area to the front with mature shrubs and plant.

The rear garden is slightly tiered with mainly laid to lawn with patio area and again further mature plants and shrubs.









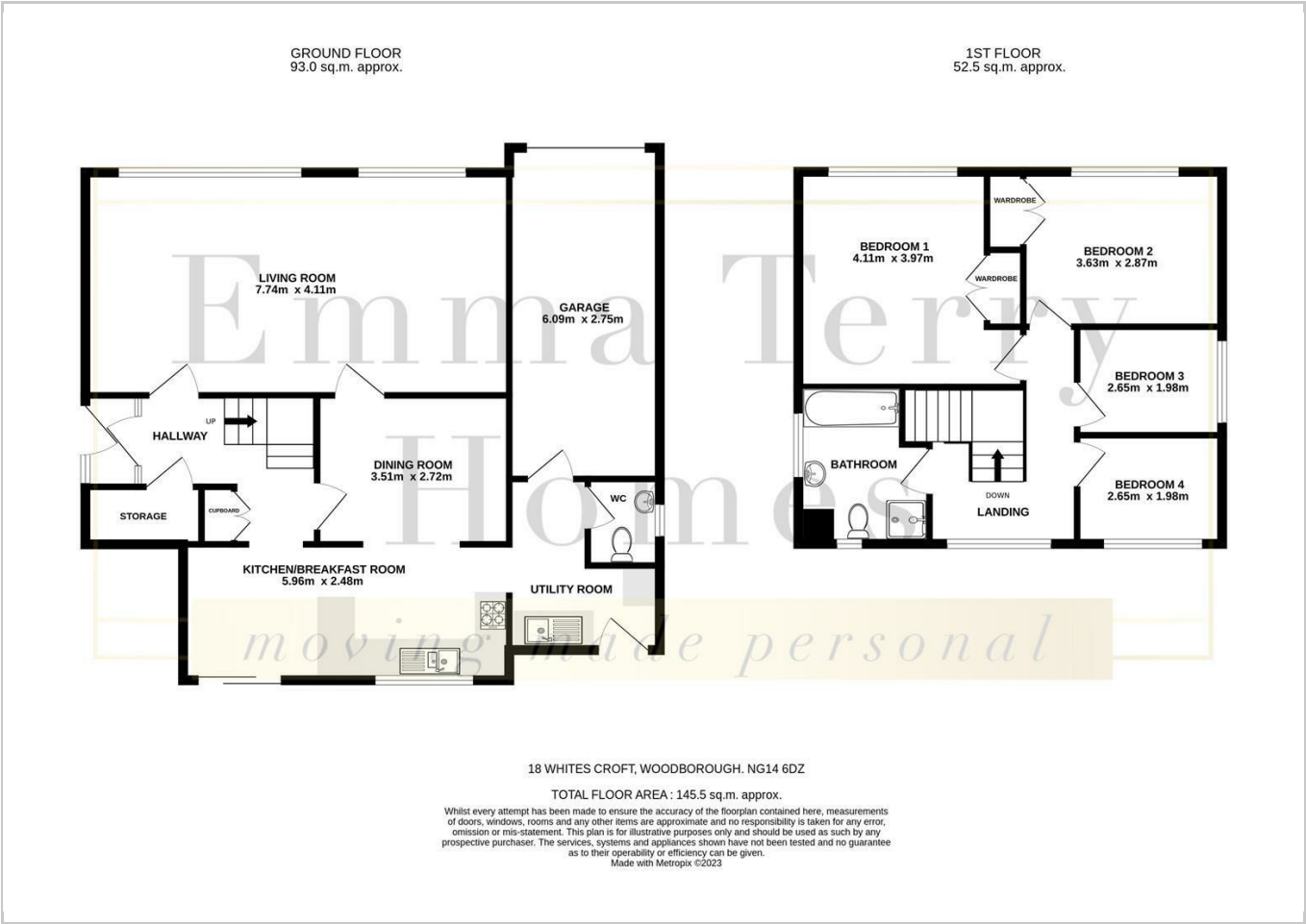
Road Map



Hybrid Map



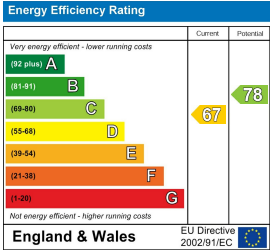
Terrain Map



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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