

# Emma Terry Homes

*moving made personal*



128 Main Street

Woodborough, Nottingham, NG14 6DD

Offers over £680,000





**\*\* STAR BUY \*\***

128 Main Street has just undergone a total renovation upstairs with hotel standard finish to the bathroom, ensuite and downstairs W.C. (with underfloor heating), oak doors and banister. This property also benefits from a brand new heating system with combi boiler and radiators throughout. With an option to create an open plan living space downstairs, any prospective buyer will be able to tailor the current arrangement to their needs with minimal changes.

Nestled in the charming village of Woodborough, this spacious detached home spans just under 2,000sq ft, making it large enough to suit most families.

With four King-sized bedrooms (with the master suite spanning 24 ft and including an ensuite), two separate nooks, home office, dining room, breakfast kitchen, large utility room, four piece bathroom suite and larger than average lounge.

Both bathrooms and downstairs W.C are brand new, with no expense spared and high quality materials used including marble and porcelain tiles.

The south facing garden is a standout feature of this property with wrap around lawns, providing a serene outdoor space for relaxation and recreation. To the front of the property is a tarmac driveway providing ample off road parking and access to the double garage.

Woodborough itself is a picturesque and highly sought after village, known for its friendly community and beautiful surroundings. With local amenities including pubs, a health club, shop and village school, alongside excellent transport links to Nottingham city centre, you can enjoy the tranquillity of village life while still having easy access to urban conveniences.



## PORCH

UPVC double glazed window to front and composite entrance door to property

## HALLWAY

Built-in cloak cupboard, oak flooring, a central heating radiator, doors through to downstairs WC, family room/office, living room and kitchen and stairs to first floor.

## WC

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

## FAMILY ROOM/OFFICE

16'3" x 17'2" (4.96m x 5.25m)

A great spacious room with even further potential to develop, UPVC double glazed window to front, a built-in storage cupboard and a central heating radiator.

## LIVING ROOM

13'8" x 21'2" (4.17 x 6.46m)

UPVC double glazed window to front, UPVC double glazed window to side, a central heating radiator and gas fire.

## DINING ROOM

15'2" x 11'11" (4.64m x 3.64m)

Double glazed sliding doors to rear, a central heating radiator and doors through to living room and kitchen.

## KITCHEN

A variety of wall and base units with oak worktops, a ceramic sink with mixer tap and drainer, gas hob and extractor fan, built-in oven and grill, integrated dishwasher, space for fridge freezer, two walk-in pantry style cupboards, a central heating radiator, two UPVC double glazed windows to rear and doors through to utility, dining room and hallway.

## UTILITY

16'4" x 8'9" (5.00m x 2.68m)

A variety of base units with work top space, stainless steel sink with mixer tap and drainer, space for washer and dryer, a central heating radiator, UPVC double glazed window to rear and doors through to rear and garage.

## LANDING

A central heating radiator and doors through to all bedrooms and bathroom. Access to boarded loft with pull down ladder.

## MASTER BEDROOM

12'11" x 24'10" (3.96m x 7.57)

An incredibly well-proportioned suite finished to a high standard, with UPVC double glazed window to rear, a central heating radiator, fitted wardrobes and door through to ensuite.

## EN-SUITE

Low level flush WC, a round counter top including hand wash basin with mixer tap, double walk-in shower with both hand-held and rainfall showerhead, a heated dual fuel towel rail,

porcelain tiled floor with electric underfloor heating, built in storage and a UPVC double glazed obscure window to side.

**BEDROOM 2**

12'11" x 12'0" (3.96m x 3.67m)

UPVC double glazed window to front, a central heating radiator and door through to nook.

**NOOK**

4'10" x 12'0" (1.48 x 3.67)

Electric radiator.

**BEDROOM 3**

9'3" x 14'1" (2.84m x 4.31m)

UPVC double glazed window to rear, a central heating radiator and door through to nook.

**NOOK**

4'10" x 14'1" (1.48 x 4.31)

Electric radiator.

**BEDROOM 4**

9'11" x 12'0" (3.03m x 3.67m)

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

**BATHROOM**

Enclosed toilet system, a round counter top hand wash basin with mixer tap, double walk-in shower with both handheld and waterfall showerhead, freestanding bath tub with traditional

bath shower mixer tap with a handheld showerhead, a range of marble and porcelain tiles with electric underfloor heating, dual fuel heated towel rail and a UPVC double glazed obscure window to rear.

**FRONT**

A large sweeping driveway with off street parking for multiple cars which leads to entrance door, a lawn area with a variety of different shrubs, trees and bushes, gated access to rear and access to double garage with electric door.

**DOUBLE GARAGE**

16'4" x 20'0" (5.00m x 6.12m )

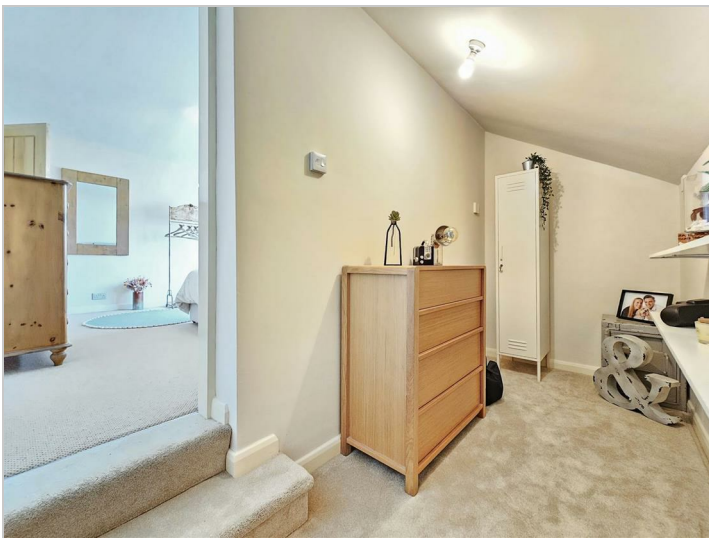
Fitted with electric sectional garage door, power and lighting.

**REAR**

Spacious patio area with a huge lawn spreading around the rear and side of the property, all surrounded by a variety of established shrubs, trees and bushes.

















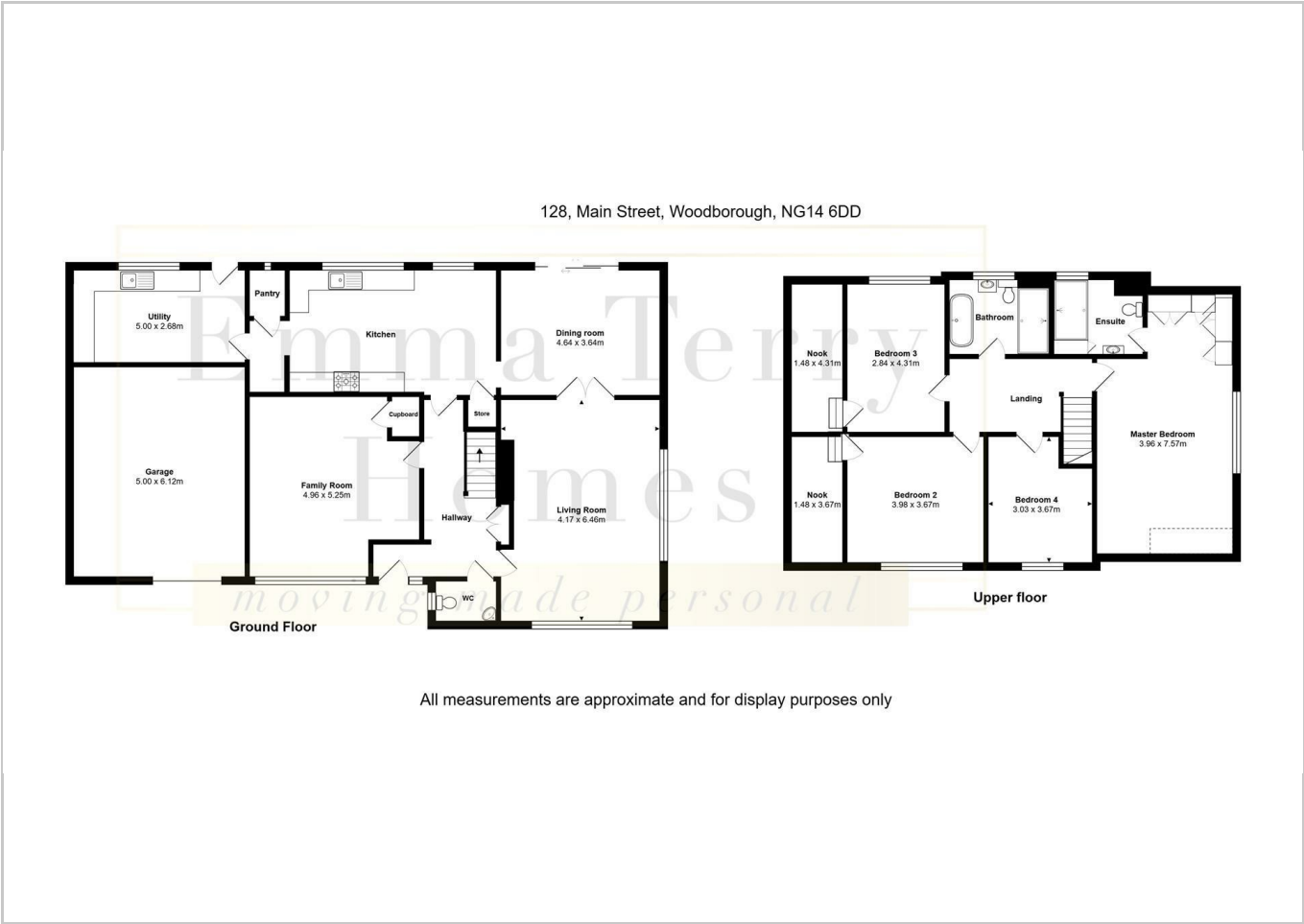
Road Map



Hybrid Map



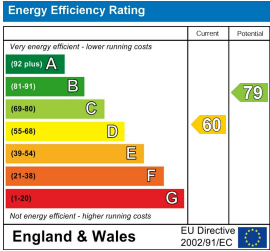
Terrain Map



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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