



Guide price £475,000

House - Detached

Bedrooms: 4

Bathrooms: 1

Tenure: Freehold

GUIDE PRICE £475,000 - £500,000 WALTON AND ALLEN are delighted to present this GENEROUSLY PROPORTIONED DETACHED FAMILY HOME situated in the heart of the conservation village of WOODBOROUGH. The HOUSE has accommodation briefly comprising ENTRANCE HALL, LARGE LOUNGE, DINING ROOM, SEPARATE BREAKFAST KITCHEN, CLOAKROOM, FIRST FLOOR LANDING, FOUR DOUBLE BEDROOMS, SHOWER ROOM BATHROOM and SEPARATE W.C. The property benefits from hardwood doors throughout, a BLOCK PAVED DRIVEWAY for TWO VEHICLES leading to an integral DOUBLE GARAGE. There are lawned GARDENS to both the front and rear with PATIO areas and flower and shrub borders.

Situated in the popular CONSERVATION VILLAGE of WOODBOROUGH. The property enjoys views over VILLAGE and offers the potential for extension/redevelopment. VIEWING is highly RECOMMENDED - call now to view!

Entrance Hall

Staircase to first floor, under stair store cupboard. radiator, Entrance door to front.

Cloakroom/W.C.

Fitted with a modern cloakroom suite comprising; Hidden cistern W.C. Vanity wash basin, double glazed window to front, radiator.

Lounge

22'0" x 12'1"

Large dual aspect Lounge with double glazed windows to both the front and rear. Fire place with electric fire, brick surround and tiled hearth. Radiator, open to the Dining Room.

Dining Room

11'4" x 8'10"

Radiator, double glazed patio door to the rear garden.

Kitchen

11'4" x 10'8"

Fitted with a matching range of wall and base units with work surfaces over. Integrated eye level double electric oven. Integrated electric hob with extractor over. Two bowl stainless steel sink drainer unit, radiator, double glazed window to rear.

Lobby

Storage cupboard, door to Porch.

Porch

Door to Garage, double glazed door to Garden.

Landing

radiator, double glazed window to front.

Bedroom 1

13'10" x 12'1"

Fitted bedroom furniture, radiator, double glazed window to rear.

Bedroom 2

10'10" x 10'10"

Radiator, double glazed window to rear.

Bedroom 3

10'10" x 8'0"

Radiator, double glazed window to rear.

Bedroom 4

7'10" x 12'1"

Radiator, double glazed window to front.

Bathroom

Fitted with a large walk in shower cubicle with glass screen. Vanity wash basin with cupboards under, heated towel rail, double glazed window to side..

W.C.

W.C. Double glazed window to side.

Double Garage

Two electrically operated roller doors, power and lighting.

Outside

Situated at the top of Roe Hill and facing open fields. The front Garden is mainly lawn with some shrubs. There is a block paved double driveway to the Garage. Gated access to both sides of the property leads to the rear Garden. This in turn has patio areas to the rear of the dining room and to the rear of the Garage. The garden is mostly lawn with flower and shrub borders, additional patio at the rear of the garden taking advantage of the views and sunlight.

Woodborough Village

Woodborough is a village and civil parish in the Gedling district. It is located 7 miles north-east of Nottingham. St. Swithun's Church, Woodborough is a 13th-century tower with a 14th-century chancel. Woodborough also has a primary school called Woodborough Woods Foundation CofE Primary School. There are two village Pubs. The Four Bells and the Nags Head. It has a regular bus service to Nottingham and easy access North and South via the A6097.

Council Tax Band

Council Tax Band. Gedling Borough Council Band E.

Viewing 24 hrs Notice

To arrange a viewing on this property please contact our Sales Team at Walton & Allen on Nottingham (0115) 9243304. Please note 24hrs notice is usually required on this property.

Property to sell?

If you are selling a property, or even considering selling, Walton & Allen estate agents would be delighted to visit your property to offer a FREE PROPERTY VALUATION. We are a family run, fully independent estate agent. CALL US TODAY on 0115 9243304.

Free Mortgage Advice

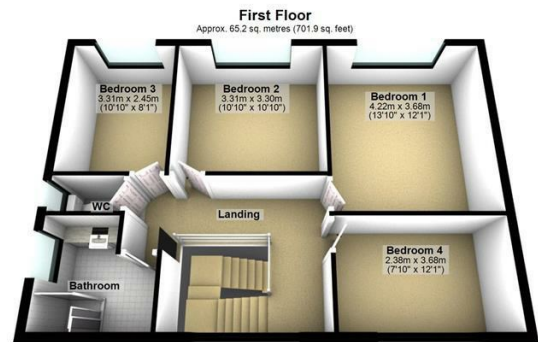
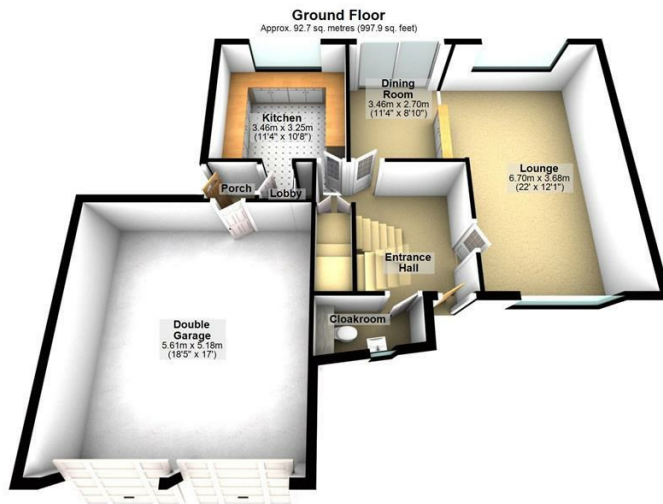
Walton & Allen offer free initial mortgage advice. We help you compare the whole of the mortgage market to find one of the best deals for you. Find out how much you could borrow and how much money you could potentially save. Call 0115 9243304 or respond to this advert.

*A mortgage is a loan secured against your home. Your home may be repossessed if you do not keep up repayments on your mortgage or any other debt secured on it. Think carefully before securing other debts against your home. *

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Total area: approx. 157.9 sq. metres (1699.8 sq. feet)


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A mortgage is a loan secured against your home. Your home may be repossessed if you do not keep up repayments on your mortgage. Think carefully before securing other debts against your home.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC 	

Formed in 2000, Walton & Allen has fast become one of the most reputable agencies in Nottingham. Our team combine a fresh approach to property matters with traditional professionalism and efficiency.

Our sales team offers, as standard, a comprehensive marketing profile for your property. We use all of the usual portals but additionally include virtual video tours, 3D floorplans and most importantly have a vast local knowledge of the Nottingham property market and current trends.

In addition, as buy to let property specialists, we are fully focused on the priorities and needs of all of our landlord clients. So whether you are becoming a landlord for the first time or have multiple properties, our lettings team have the knowledge and experience to guide you through the full letting process with ease.

We have a proven track record in this property market succeeding in areas where others fail. So, if you're looking to sell and get the best possible price for your property, or you are just looking to buy, Walton & Allen have you covered!