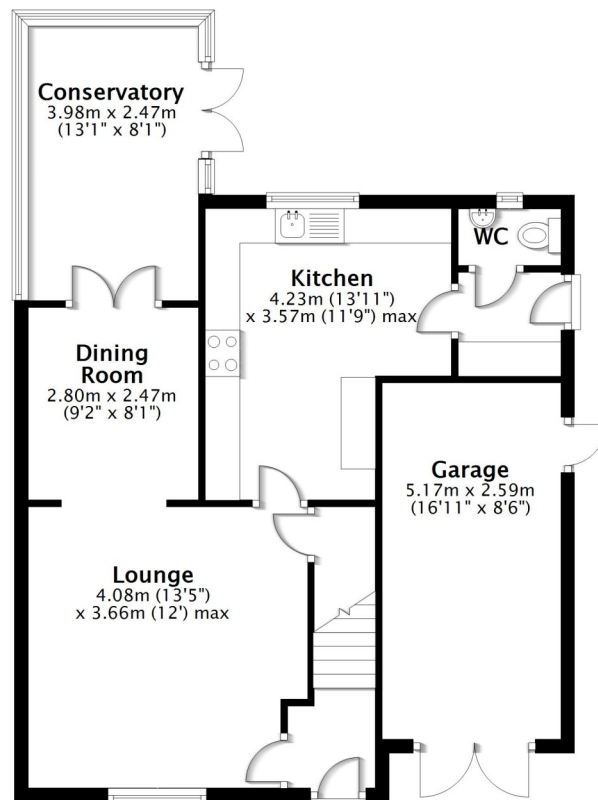
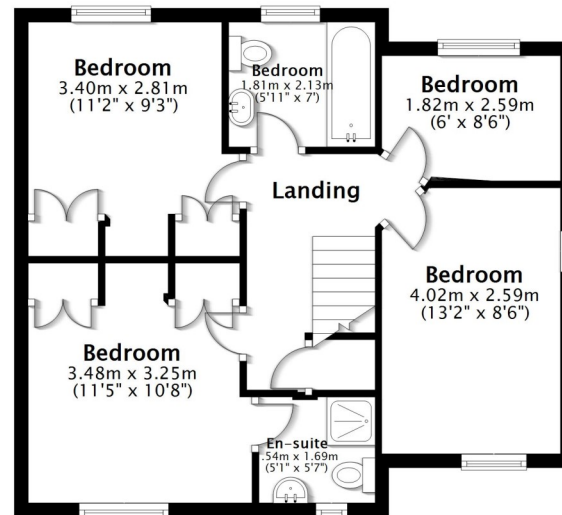


# TANNERS

**Ground Floor**  
Approx. 69.6 sq. metres (749.3 sq. feet)



**First Floor**  
Approx. 50.7 sq. metres (546.2 sq. feet)



Total area: approx. 120.4 sq. metres (1295.5 sq. feet)



**The Independent Property Professionals**

**1312b Main Street, Woodborough,  
Nottingham NG14 6DD**



**Price Guide: £400,000**

**Situated within this highly regarded Nottinghamshire village, a modern 4 bedroomed detached house forming part of a small cul-de-sac of similar calibre property.**

**28-30 Pelham Street, Nottingham NG1 2EG**

**Telephone: 0115 958 6586**

**[www.tanners-properties.co.uk](http://www.tanners-properties.co.uk)**

**e-mail: [tanners@tannersproperties.co.uk](mailto:tanners@tannersproperties.co.uk)**





Directional Notes

On entering the village of Woodborough from Bank Hill turn right into Main Street, continuing past the Four Bells Inn towards the east of the village and before the post office turn left into the cul-de-sac where 131b Main Street is located at the top left-hand side.

Description

Forming part of the sought after and picturesque village of Woodborough, a modern detached house on a small cul-de-sac development of similar calibre properties. The house provides accommodation over two floors with gas fired central heating and double-glazed timber windows, comprising a living room, dining room, sun room/conservatory, kitchen, and toilet on the ground floor, a Master bedroom with en-suite and three further bedrooms together with a family bathroom on the first floor.

The property has manageable gardens and there is an integral garage.

Accommodation

Ground Floor

Entrance hall with staircase to first floor, radiator.

Living room 4.12m x 4.04m maximum, fireplace, cupboard under stairs, radiator.

Dining room 2.8m x 2.47m. radiator, french doors leading to:

Conservatory / sun room 4.05m x 2.2m dwarf and full height brick walls, french doors leading to rear garden.

Kitchen 4.25m x 2.4m plus 1.92m x 1.22m. fitted with a range of cream-coloured base units and wall cupboards, stainless steel sink, inbuilt appliances comprising NEFF Ceramic hob, NEFF double oven, inbuilt fridge / freezer and NEFF integral dishwasher.  
Rear Lobby with Toilet off, low suite W/C, pedestal wash basin, radiator. Cupboards in lobby housing Baxi gas fired central heating boiler

First Floor

Master bedroom 1 (front) 2.96m plus wardrobes x 3.07m, range of double fitted wardrobes incorporating dressing table unit, radiator,

En-suite with shower, pedestal wash basin and low suite W/C, radiator

Bedroom 2: (Rear) 2.94m Plus wardrobes x 2.89m, range of double fitted wardrobes incorporating dressing table unit, radiator

Bedroom 3: (Front) 4m maximum x 2.53m maximum, radiator.

Bedroom 4: (rear) 2.54m maximum x 1.8m maximum.

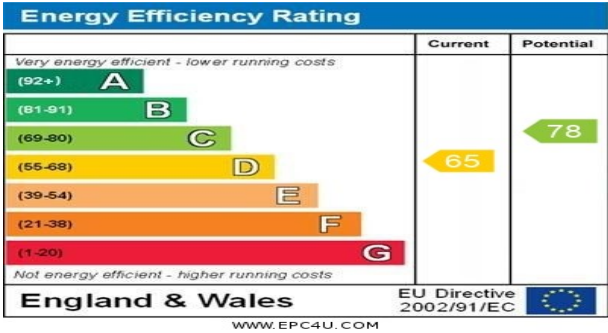
Main Bathroom with panelled bath, shower over, vanity wash basin and ow suite W/C, towel rail.

Outside

There is an open plan front garden with a driveway leading to an integral garage. The enclosed rear garden is mainly laid to lawn.

Energy Performance Certificate

Below is the graph relating to this property. Should you require further information please do



not hesitate to contact this office.

Council Tax:

The property is in Band E and the current charge is £3004.88 Gedling Borough Council

Viewing:

Strictly by appointment through the Nottingham Office Tel: 0115 9586586

email:



Note: These details are for guidance only.  
All measurements are approximate and none of the appliances or services have been tested. These particulars do not form part of an offer or contract nor may they be regarded as representations. All interested parties must verify their accuracy.