



21 MAIN STREET

WOODBOROUGH NOTTINGHAMSHIRE NG14 6EA

Land & Estate Agents
Property Consultants



The Country Property Specialists
www.smithandpartners.co.uk



21 MAIN STREET

A first-class village home offering a spacious property of a striking traditional contemporary barn design, well suited to a variety of buyers, comprising one of two individual semi-detached dwellings together with two detached dwellings, forming a delightful private drive enclave set above and away from the village main street, bordering to picturesque open countryside and enjoying superb country garden views.

The property was constructed approximately 18 years ago and the present owners have undertaken a well-considered programme of internal alteration and upgrading, and in our opinion, an internal inspection is well worthwhile in order to fully appreciate the presentation, scale, extent and versatility of the accommodation on offer.

WOODBOROUGH

Woodborough is a highly regarded village set in relatively unspoilt rural Nottinghamshire countryside some seven miles to the northeast of Nottingham.

The village offers a useful range of amenities - which include, a general store, two popular village inns, an active village hall, a tennis club, a local private fitness club, a church, and highly regarded primary schooling; the Woodborough Web is an informative village website serving as a focal point for village interests.

Close to hand there are more extensive facilities in Arnold and on Mapperley Plains and from the village there is convenient and direct road access into Nottingham centre.

In turn, the surrounding regional centres of Mansfield, Southwell, Newark on Trent and Grantham (A1) are accessible from the house - as is the M1 Motorway network and the East Midlands Airport.

PRICE GUIDE: £695,000



SPECIALISING IN THE SALE OF COUNTRY PROPERTIES

GROUND FLOOR

Entrance Porch

Large Entrance Hall

An immediate indication of the interesting and surprisingly spacious internal plan of this first-class home.

Attractive silvered oak flooring.
Striking fielded wall panelling.
Column radiator.
Coved ceiling.

Staircase rising to the first-floor landing in two flights.

Cloakroom WC

Ideal Standard pedestal wash hand basin and low flush wc.

Access to an enclosed understairs storage cupboard housing a gas fired Worcester Bosch boiler serving to provide domestic hot water and central heating.

Large Main Sitting Room

5.40m x 4.95m (17'9" x 16'3")

A delightful main reception room with a handcrafted brick fireplace serving as an attractive focal point – fitted cast iron woodburning stove. The main feature wall is relieved by fielded wall panelling detail. Coved ceiling. Two column radiators. Series of sealed unit double glazed windows and French doors connecting to the sheltered lower garden courtyard area – attractive country garden aspect.

Large Open Plan Contemporary Kitchen - Day Room

6.60m x 5.40m (21'6" x 17'9")

maximum dimensions
This spacious living kitchen arrangement was creatively conceived by the present owners who reconfigured the ground floor layout to meet the requirements of modern family living.

Two sets of aluminium bi fold sealed unit double glazed doors connecting to the sheltered garden courtyard.

Comprehensive range of modern shaker style cabinets with polished chrome furnishings complemented by polished quartz countertops in a main L shaped run complemented by an oak topped culinary island with contrasting grey cabinets beneath and brass furnishings – incorporating a breakfast bar. Fitted double Belfast sink unit. High grade Smeg six ring Range cooker. Distinct dining area with attractive pastel tone wall panelling. Silvered woodgrain effect Karndean flooring. Column radiator.

Second Sitting Room – Family Room

5.70m x 3.80m (18'9" x 12'6")

maximum dimensions

Built in library/display shelving with integrated base storage cabinets below in a hand painted pastel tone finish. Sealed unit double glazed window – fitted plantation shutters. Silvered woodgrain effect Karndean flooring. Coved ceiling.

Utility Room – Housekeeping Room

Fitted storage cabinet run with an oak countertop over and plumbing for automatic washing machine. Coved ceiling. Vertical central heating radiator.



FIRST FLOOR

Spacious central landing area alighted from a striking balustraded staircase with chamfered banisters relieved by fielded wall panel detailing. Coved ceiling. Access to roof void. Column radiator. Enclosed airing cupboard housing a pressurised hot water cylinder.

Primary Bedroom Suite One

4.35m x 3.60m (14'3" x 11'9")

French doors opening to Juliet balcony – superb rural countryside aspect. Coved ceiling. Feature matchboard wall panelling. Column radiator.

Dressing Room

Fitted column radiator.

En Suite Shower Room

High grade replacement suite comprising a large walk-in shower cubicle with thermostatically controlled overhead rain shower and separate hand shower installation – fitted splash screen. Rectangular wash basin with storage cabinet beneath and a low flush wc with concealed cistern. Bevelled white brick glazed wall tiling. Chrome ladder towel rail. Enclosed storage cupboard.

Luxury House Bathroom

High grade replacement suite comprising a contemporary ball and claw foot freestanding bath with brass mixer tap/hand shower, rectangular wash basin with storage cabinet beneath and a low flush wc. Glazed brick wall tiling in contrasting pastel tone. Combination towel rail/radiator.

En Suite Bedroom Two

5.40m x 3.10m (17'9" x 10'3") *maximum dimensions*

Range of built in wardrobes. Sealed unit double glazed window to leafy Main Street aspect.

En Suite Shower Room

Tiled shower cubicle, pedestal wash hand basin and low flush wc. Chrome ladder towel rail.

End Bedroom Three

5.40m x 3.70m (17'9" x 12'0")

Front and rear sealed unit double glazed windows (three in total). Wonderful open rural aspect to rear. Coved ceiling.

Bedroom Four

4.20m x 2.90m (13'9" x 9'6")

Built in double wardrobes. Column radiator. Attractive painted wall panelled detailing. Coved ceiling.



SPECIALISING IN THE SALE OF COUNTRY PROPERTIES

DELIGHTFUL COUNTRY GARDEN

A particular feature of the sale is the well managed landscaped garden bordering to open fields offering a wonderful rural outlook.

The garden has been professionally landscaped over past years and has today matured into a rather special country garden featuring a lower walled alfresco garden courtyard with steps up to an upper lawned central garden relieved by a further patio terrace and well stocked beds and borders.

There is an upper garden – recreation area ideal for young children.

Small garden summer house with electric power facility.

The property is approached from the village Main Street leading onto a private shared driveway, serving a small enclave of properties with dedicated parking and a double garage.

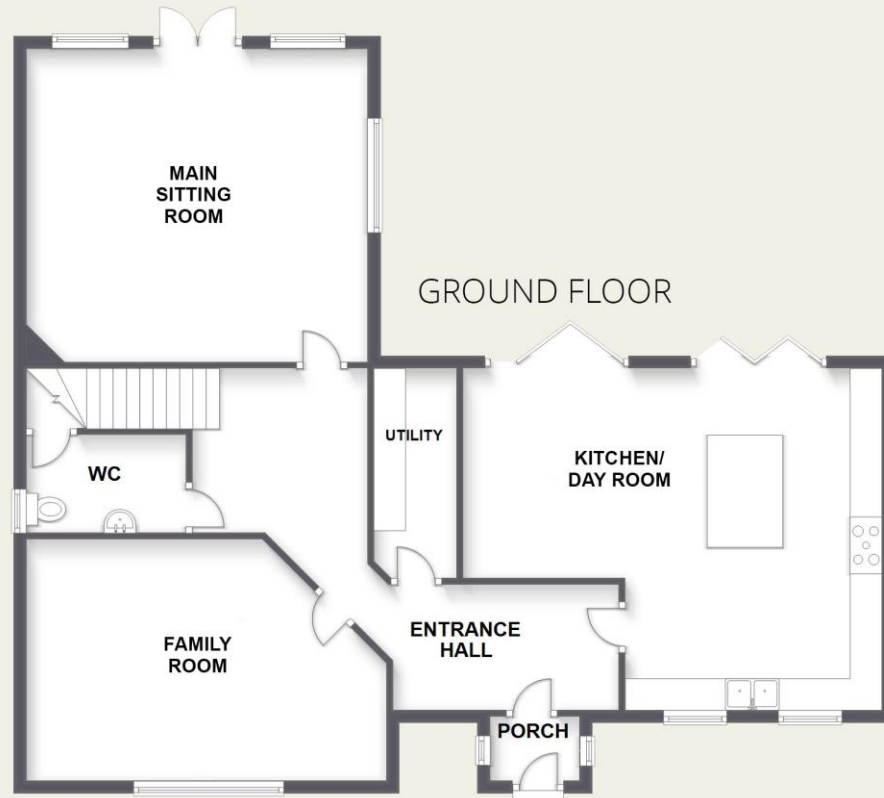
Double Garage

Two electrically operated up and over access doors.
Light and power facility.



GENERAL INFORMATION & FLOORPLANS

FLOORPLANS FOR IDENTIFICATION PURPOSES – NOT TO SCALE



SERVICES

All mains services are connected. Gas fired central heating circulating to radiators. Sealed unit double glazing.

Please note that none of the mains service connections, appliance installations or appliances have been tested by the selling agents and no warranties are given or implied.

Available Broadband

Standard 8 Mbps Superfast 80 Mbps

Available Mobile Coverage (based on calls indoors)

O2 - ✓ Vodafone - ● EE - ● Three - ✓
✓ = Likely ● = Limited X = Poor

LOCAL AUTHORITY

Council Tax Band F

Gedling Borough Council
Civic Centre, Arnot Hill Park, Arnold
Nottingham NG5 6LU
www.gedling.gov.uk

VIEWING ARRANGEMENTS

If you are interested in 21 Main Street and would like to arrange a viewing, please contact us on 01636 815544
www.smithandpartners.co.uk

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SMITH & PARTNERS
LAND & ESTATE AGENTS

16 MARKET PLACE SOUTHWELL NOTTINGHAMSHIRE NG25 0HE

01636 815544 sales@smithandpartners.co.uk

SD / TD



www.smithandpartners.co.uk

