



17 SUNNINGDALE DRIVE

WOODBOROUGH NOTTINGHAMSHIRE NG14 6EQ

Land & Estate Agents
Property Consultants



The Country Property Specialists
www.smithandpartners.co.uk



17 SUNNINGDALE DRIVE

A well-presented detached family house of a practical four-bedroom design set in a sheltered, well stocked established garden with a delightful south aspect, offering a first-class home within this popular conservation village.

WOODBOROUGH

Woodborough is a highly regarded village set in relatively unspoilt undulating Nottinghamshire countryside some seven miles, or so to the northeast of Nottingham. The village offers a useful range of amenities - which include two village inns, a village hall, a tennis club, an 'active' church, a village store - post office, health club and a popular primary school.

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

In turn, the surrounding regional centres of Southwell, Newark on Trent (with fast main line rail access into London Kings Cross), Mansfield and Grantham (with A1 connection southbound) are readily accessible from the house - as is the M1 Motorway network and the East Midlands Airport.

In recent years A46 dual carriageway road improvements, which effectively link Lincoln to Leicester and the M1 Motorway (S), have improved commuting convenience from Woodborough (via the East Bridgford junction) to surrounding population centres. The village is very much on the map for the commuter seeking a rural village lifestyle, whilst remaining conveniently placed for daily traveling.

PRICE GUIDE:
£440,000



GROUND FLOOR

Entrance Hall

Two sealed unit double glazed picture windows with translucent stained glass lower section detailing. Striking oak dressed open tread feature staircase with twisted wrought iron balustrading. Two useful enclosed double storage closets. Coved ceiling.

Cloakroom/Ground Floor Shower Room

Recessed fully tiled shower cubicle – fitted thermostatically controlled Aqualisa shower installation and a Showerlux folding door enclosure, wall mounted wash basin and a low flush wc.

Double doors from the hall open to:

Large Open Plan South Facing Sitting Room/Dining Room

7.50m x 3.35m (24'6" x 11'0")

Three sealed unit double glazed sliding patio doors, ensuring good natural lighting and an extremely pleasing aspect, connect to a large elevated Yorkstone patio which offers a wonderful, sheltered sun trap. Coved ceiling. Fitted gas fire.

Distinct dining area with serving hatch to the kitchen.

Well Equipped Breakfast Kitchen

3.35m x 3.05m (11'0" x 10'0")

Having a range of light ash finish contemporary cabinets in an L-shaped formation complemented by a Corian countertop and matching peninsula breakfast bar - useful fitted shelving fixture above and additional matching shelving fixture. Integrated appliances comprise a Neff four ring gas hob, stainless steel extraction canopy above, Neff double oven and a 1.5 bowl stainless steel sink unit. Sealed unit double glazed south facing window.

Large Walkthrough Utility Room

3.25m x 2.95m (10'9" x 9'9")

In practice this useful area of general-purpose space connects to the entrance hall, garage, kitchen and rear garden. Long fitted Corian countertop with useful appliance space and storage cabinets beneath. Single bowl sink unit incorporated into the working surface. Plumbing for automatic washing machine. Plumbing for automatic dishwasher.

Study 2.75m x 2.40m (9'0" x 7'9")

Fitted sealed unit double glazed picture window to front aspect. Coved ceiling.



FIRST FLOOR

Central Landing

Attractive oak dressed feature staircase of an open tread design with twisted wrought iron balustrade detailing. Access to boarded attic/roof void - ladder access. Sealed unit double glazed window to front aspect. Coved ceiling.

Rear Bedroom One 4.20m x 3.35m (13'9" x 11'0")

Sealed unit double glazed south aspect window.

Rear Bedroom Two 3.35m x 3.30m (11'0" x 10'9")

Sealed unit double glazed south aspect window.

Bedroom Three/Upper Sitting Room 4.95m x 2.85m (16'3" x 9'3")

A creatively enlarged bedroom offering a pleasant and informal relaxation area, informal snug/sitting room or study in its present use form. South aspect sealed unit double glazed window. Useful enclosed storage cupboard.

Front Bedroom Four 2.75m x 2.40m (9'0" x 7'9")

Sealed unit double glazed window.

House Bathroom

Having a well-appointed contemporary suite comprising a panelled bath with an Aqualisa shower and enclosure above, contemporary washstand - wash basin and a low flush wc. Translucent sealed unit double glazed window.





LARGE INTEGRAL GARAGE AND SOUTH FACING REAR GARDEN

Integral Garage and Forecourt Parking

The property benefits from useful block paved forecourt parking connecting to the garage with up and over access door and light and power facility. Internal doorway connecting to the utility area.

Delightful South Facing Garden

A particular feature of the sale is the sheltered south facing rear garden which features an upper level Yorkstone patio with a small water feature and a raised upper-level garden shrubbery.



A central stepped access leads down from the patio to a lower level lawn relieved by dense mature foliage along the rear boundary, creating a good degree of privacy; specimens include a magnolia, white mulberry and silver birch.

The upper shrubbery area is flanked by a side pathway which leads to productive fruit canes and an espalier apple tree with a fine old topiarised bay tree being a particular feature.

GENERAL INFORMATION & FLOORPLANS

FLOORPLANS FOR IDENTIFICATION PURPOSES – NOT TO SCALE

SERVICES

All mains' services are connected. Conventional 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 4 Mbps / Superfast 80 Mbps

Available Mobile Coverage (based on calls indoors)

EE - ● Three - ● O2 - ● Vodafone - ●

✓ = Likely ● = Limited ✗ = Poor

LOCAL AUTHORITY *Council Tax Band E*

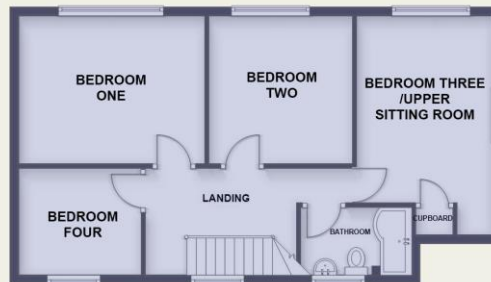
Gedling Borough Council
Civic Centre, Arnot Hill Park
Arnold, Nottingham NG5 6LU
www.gedling.gov.uk

VIEWING ARRANGEMENTS

If you are interested in 17 Sunningdale Drive and would like to arrange a viewing, please contact us on 01636 815544
www.smithandpartners.co.uk

TENURE

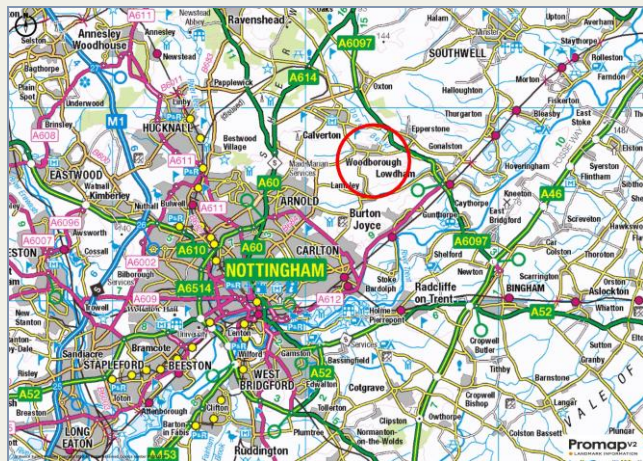
We understand the property is freehold.



MAPS & ENERGY PERFORMANCE RATINGS

REGIONAL PLAN

NOT TO SCALE – FOR IDENTIFICATION PURPOSES ONLY



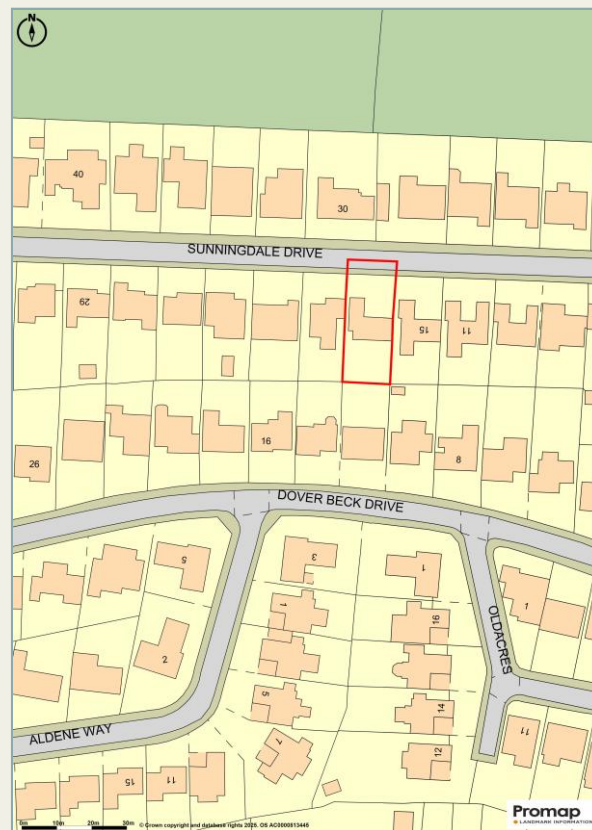
ENERGY PERFORMANCE CERTIFICATE RATINGS

A copy of the EPC can be viewed at
<https://www.epcregister.com/searchReport.html>
Ref No: 9308-3051-9206-8575-4200



LOCATION PLAN

NOT TO SCALE – FOR IDENTIFICATION PURPOSES ONLY



O.S. Business Copyright Licence Number: ES100003874

Conditions of Sale

These particulars are issued on the distinct understanding that all negotiations are conducted through Smith and Partners. The property is offered subject to contract and it still being available at the time of enquiry. No responsibility can be accepted for any loss or expense incurred in viewing. Smith and Partners for themselves and for the vendors of this property whose agents they are, give notice that: 1 These particulars do not constitute, nor constitute any part to, an offer or contract.

2 None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact. 3 Any intending purchaser must satisfy himself by inspection or otherwise, as to the correctness of the statements contained in these particulars.

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SD / TD



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