

FOR SALE

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**TALL TREES, 4 BANK HILL, WOODBOROUGH,
NOTTINGHAMSHIRE NG14 6EF**

£1,150,000

A rare opportunity indeed... a very spacious detached property situated on the most prestigious road in Woodborough and placed in the middle of a 1 acre plot.

Whilst there are three bedrooms to the Bungalow, there is a two bedroomed and self-contained annex to the rear of the very spacious double garage, with its own access door as well as both bathroom and kitchen facilities. Perfect for the independent relative to stay with you or for friends and family when visiting OR, as we are seeing quite often, the potential of an Airbnb income?

This is a property with tremendous scope for further enhancement and development overall - hence the price being set to enable those works.

Tall Trees is perfectly named given the vast array of both mature shrubs and trees throughout the plot which provide both the privacy and character expected at this price. Situated as the last property at the end of its own private driveway, the feature shape of the drive enables easy in-out for numerous vehicles, given the extensive parking area in front of the wide double garage.

Rectangular in shape, the total extent of the gardens, bungalow and driveway is just over 1 acre, 4,800 sq.m or 5,740 sq.yds

The main accommodation consists an entrance porch and reception hallway, leading to the 24 feet long lounge that overlooks the grounds to the front, a separate dining room and breakfast kitchen that overlooks the private and westerly facing rear gardens, a main double bedroom with ensuite shower room and two further double bedrooms that are serviced by a further shower room. A large utility room to the side also acts as a side access to the Bungalow and inner hallway.

There is a separate door to the detached annex into a Lounge / Kitchen area, there are two double bedrooms and a bath / shower room. Perfect independence! This feature could be the ideal HOME OFFICE for those who have enjoyed a change in working environment over the last few years. Only a short walk to work... about 12 steps!

TALL TREES, 4 BANK HILL, WOODBOROUGH, NOTTINGHAMSHIRE NG14 6EF

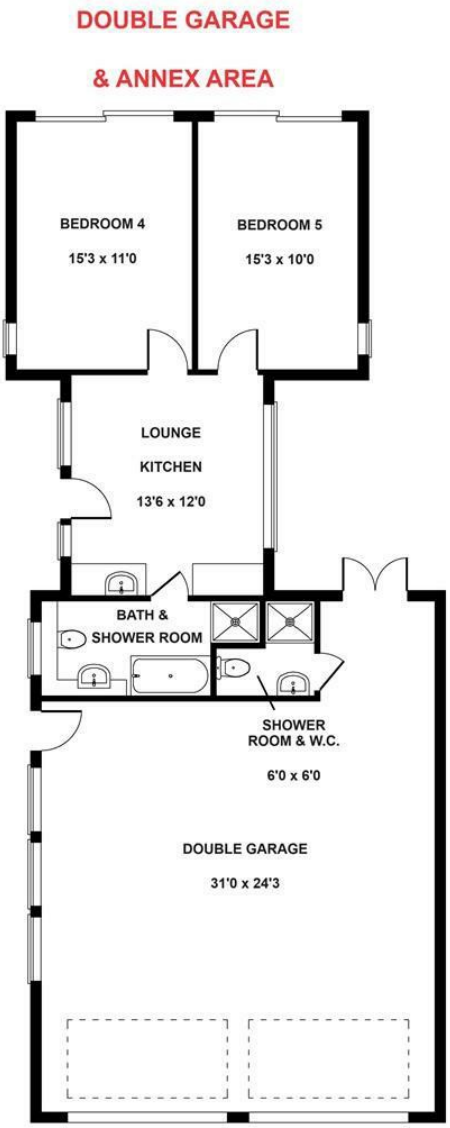
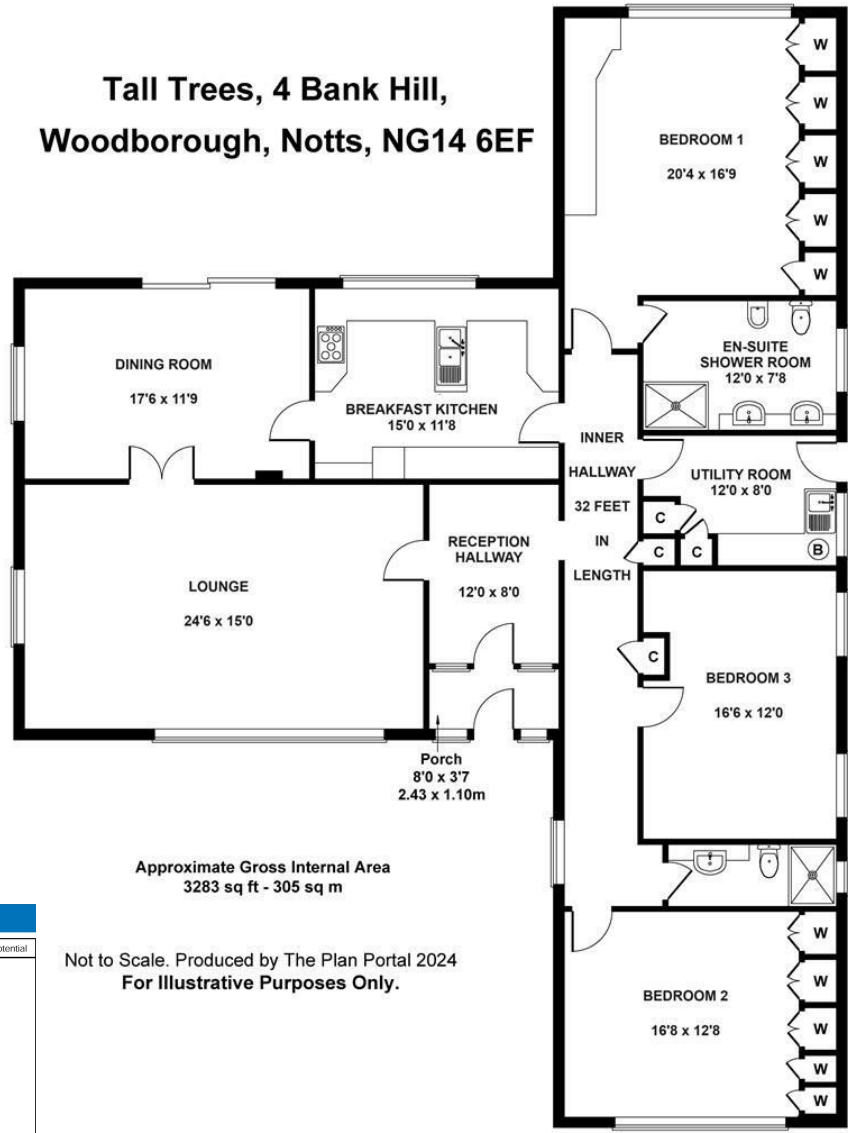


Woodborough is a quiet highly regarded conservation village situated amid the beautiful Nottinghamshire countryside to the north east of the City with a 13th Century Church, Methodist and Baptist Churches, highly respected Primary School (Ofsted rating GOOD) and popular village inns. Woodborough is within easy reach of Arnold, Mapperley and Nottingham centre and has easy access routes to the A60 and A614.

The village is perfect for those wishing to exchange the sound of sirens and traffic with both the haven and tranquility of birdsong.

Council Tax Band **D**

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Approximate Gross Internal Area
3283 sq ft - 305 sq m

Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.

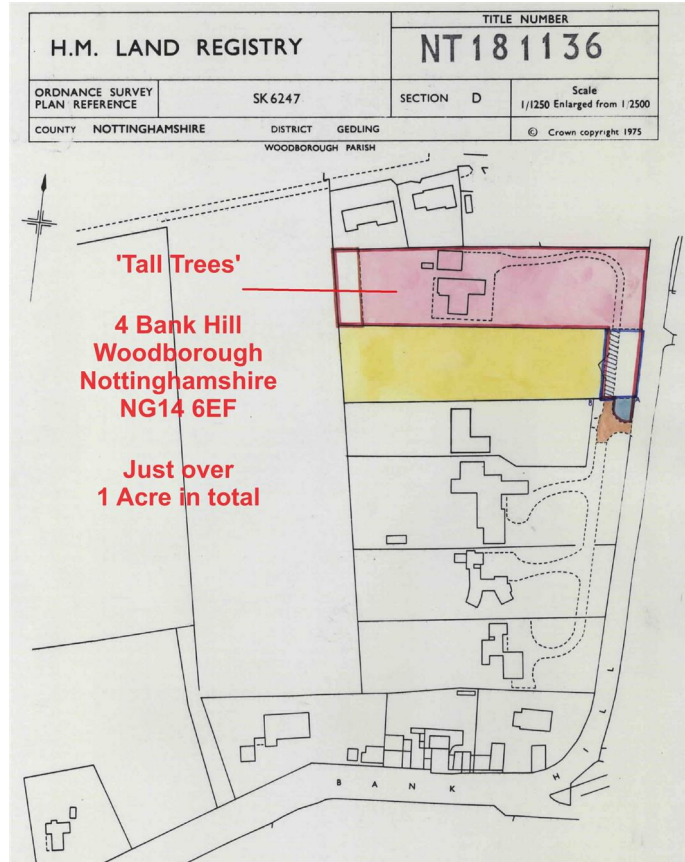
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		59	66
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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



THE MAGNIFICENT GROUNDS - WITH TALL TREES

Covering just over 1 Acre in total, with mature trees and shrubs that ensure plenty of privacy, character and texture. An in-out driveway allows easy access and plenty of parking for numerous vehicles.





Hardwood and glazed entrance door into the
PORCH
with side windows and a further obscure glazed door into the

RECEPTION HALLWAY
12'0 x 8'0 (3.66m x 2.44m)
with feature and original multi-glazed side windows.

SPACIOUS LOUNGE
24'5 x 15'0 (7.44m x 4.57m)
with a wonderful aspect across the open lawned
gardens to the front... with plenty of Tall Trees! Double
doors into the





DINING ROOM

17'6 x 11'9 (5.33m x 3.58m)

with double glazed patio doors leading onto the extensive patio area of the very private and westerly facing rear gardens. Door into the

BREAKFAST KITCHEN

15'0 x 11'8 (4.57m x 3.56m)

A John Lewis / Jessops kitchen of solid units and a view across the rear garden. The dining area and kitchen offer tremendous scope for further extension and alteration to create the open plan 'living / dining' kitchen that everyone is looking for due to the amount of space to the rear of the property.



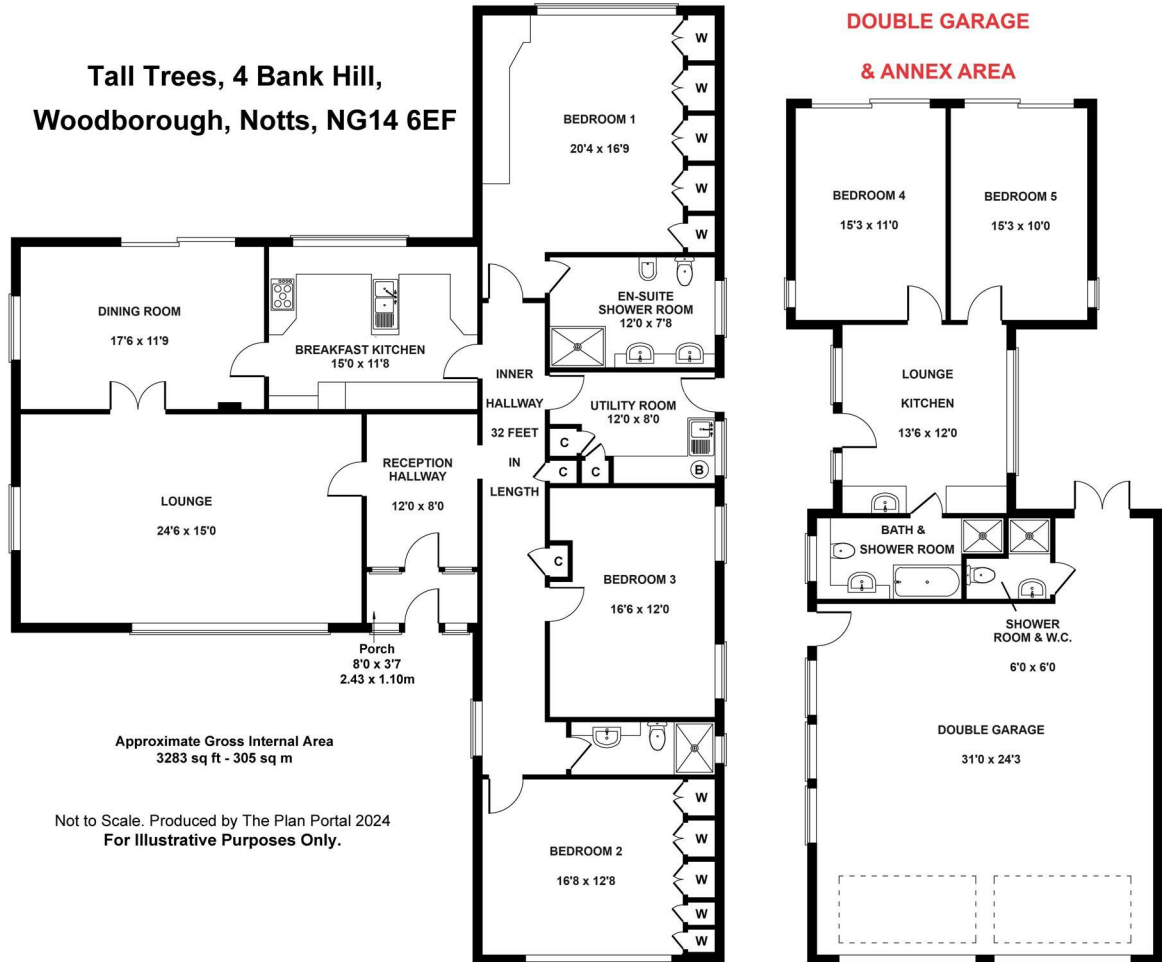


INNER HALLWAY
32 feet long (9.75m feet long)

UTILITY ROOM
12'0 x 8'0 (3.66m x 2.44m)
with access door to the side of the Bungalow.



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BEDROOM 1

20'4 x 16'9 (6.20m x 5.11m)

with a run of fitted wardrobes and deep windows overlooking the extensive and very private rear gardens.

EN-SUITE SHOWER ROOM

12'0 x 8'0 (3.66m x 2.44m)

with a five piece suite including a double shower enclosure.





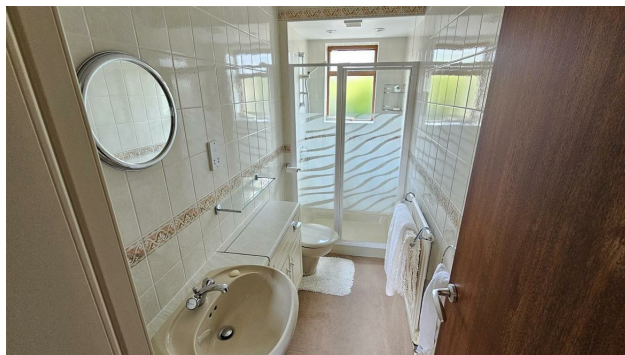
BEDROOM 2

16'8 x 12'8 (5.08m x 3.86m)
with a run of fitted wardrobes and deep windows
overlooking the extensive and very private front gardens.

SEPARATE SHOWER ROOM

BEDROOM 3

16'6 x 12'0 (5.03m x 3.66m)
with two windows overlooking the side driveway and
double garage.





DOOR TO THE 2 BEDROOMED ANNEX

***** 2 BEDROOMED ANNEX *****

There is a separate door to the detached annex into a Lounge / Kitchen area, there are two double bedrooms and a bath / shower room. Perfect independence! This feature could be the ideal HOME OFFICE for those who have enjoyed a change in working environment over the last few years. Only a short walk to work... about 12 steps!

LOUNGE / KITCHEN

13'6 x 12'0 (4.11m x 3.66m)

BEDROOM 1

15'3 x 11'0 (4.65m x 3.35m)

with built-in wardrobes and views across the rear garden.





BEDROOM 2

15'3 x 10'0 (4.65m x 3.05m)
with built-in wardrobes and views across the rear garden.

BATH & SHOWER ROOM

with a four piece suite including both a bath and a separate shower enclosure... perfect for those of all ages and agility!



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DOUBLE GARAGE

31'0 x 24'0 (9.45m x 7.32m)

with two electric roller shutter doors. A very spacious double garage with a Gardener's Shower Room & W.C.!

GARDENS - TO THE FRONT

The very long driveway has been created as a figure 6 to enable easy access for numerous vehicles as an in-out driveway. The lawned and tree lined gardens to the front continue to the edge of Bank Hill itself... wonderful plot with plenty of maturity and privacy from the Tall Trees.

GARDENS - TO THE REAR

The wonderful garden of the front is matched with the similarly verdant and very private rear garden... allowing plenty of scope to allow the imagination to run wild with the number of options from further development of the site. We have the keys... when do you wish to view?





To arrange a viewing of this property, please contact our office on
01949 87 86 85 or email bingham@hammondpropertyservices.com

If you feel that your property deserves to be marketed and presented like
this, then please contact our office to arrange a time for
Jonathan Hammond to call out and to discuss what we do and how we do it!





Steve Pritchett

Please contact us for a FREE discussion on our services

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akerspritchett.com

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