



7 Aldene Way, Woodborough, NG14 6ET
£475,000

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7 Aldene Way Woodborough, NG14 6ET

- Three bedrooms
- Large landscaped plot
- Lounge diner & conservatory
- Modern fitted kitchen & utility
- Bathroom & shower room
- Cul-de-sac location

A spacious extended three-bedroom detached bungalow in a cul-de-sac location, on the edge of this popular village with beautifully maintained and landscaped gardens, two bath/shower rooms and a conservatory!

£475,000



Overview

The accommodation also includes an entrance hallway, spacious lounge with dining recess overlooking the gardens, modern bathroom/cloakroom and separate shower room, fitted kitchen with soft close doors and drawers in cream gloss with several integrated appliances and an adjoining utility/side entrance. The property also has a modern central heating system with condensing boiler and UPVC double glazing and ample part-covered parking.

Entrance Hall

With UPVC double glazed side entrance door and window, radiator and airing/linen cupboard.

Shower Room/WC

Consisting of a large fully tiled cubicle with chrome mains shower, pedestal wash basin and dual flush toilet with tiled surround. Tiled floor, ladder towel rail, UPVC double-glazed front window, ceiling downlights and extractor fan.

Lounge Diner

Marble fireplace and hearth, chrome trim coal effect gas fire and feature concealed downlights. Four wall light points, radiator and UPVC double glazed rear window. The dining recess has a radiator and UPVC double glazed side and rear windows.



Kitchen

A range of units with soft close doors and drawers in cream gloss, with marble style worktops, upstands and inset white ceramic one-and-a-half bowl sink unit and drainer. Appliances consist of integrated brushed steel trim electric double oven, four ring ceramic hob with glass and steel extractor canopy, integrated dishwasher and fridge freezer. Two radiators, ceiling downlights, UPVC double-glazed rear windows and a door leading to the utility room/side entrance.

Utility Room

With UPVC double glazed windows, polycarbonate roof, tile effect flooring, worktop with plumbing beneath for washing machine, wall light and UPVC double glazed door leading out to the courtyard area.

Bedroom 1

Built-in five-door wardrobe and dressing table with downlights, UPVC double-glazed front window and radiator.

Bedroom 2

Built-in three-door mirrored wardrobes, two wall light points, UPVC double glazed side window and radiator.

Bedroom 3

Radiator, wall light above the bed space, UPVC double glazed front window and double doors through to the conservatory.

Conservatory

Being UPVC double-glazed in grey half-glazed vaulted roof. Marble fire surround and hearth with coal effect electric fire, radiator, two wall light points and side door leading to the gardens and patio.

Bathroom

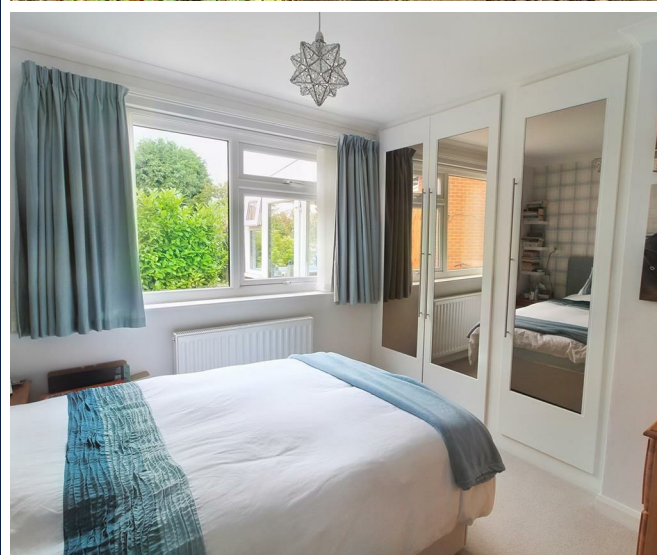
Consisting of bath with full height tiling and electric shower, recently replaced push button toilet and floating wash basin with vanity drawer, matching tiled splashback and vanity light. Radiator and UPVC double-glazed side window.

Outside

To the front, a large driveway provides ample parking in addition to the double carport with newly refurbished roof and skylight. Side gated access on either side leads to the rear. To the left of the property, a locking gate leads to a courtyard and bin store area, with a path then leading to the first paved patio with mature part-gravelled borders, outside tap, external power and service hatch to underfloor storage. Lawn with steps leading up to a good-sized Indian Sandstone glass balustrade enclosed patio. A separate Indian Sandstone and gravel path with block paved edging leads to the main large paved patio with a chiminea-style barbecue, mature borders and a brick retaining walled perimeter. Access can then be gained to the main lawn with established borders, raised gravel planter.

A door leads to a large adjoining brick-built outbuilding with a tiled roof, side window, light and power and measuring 9'5" x 8'2" making a very useful storage area, ideal for garden furniture and garden tools.

Material Information



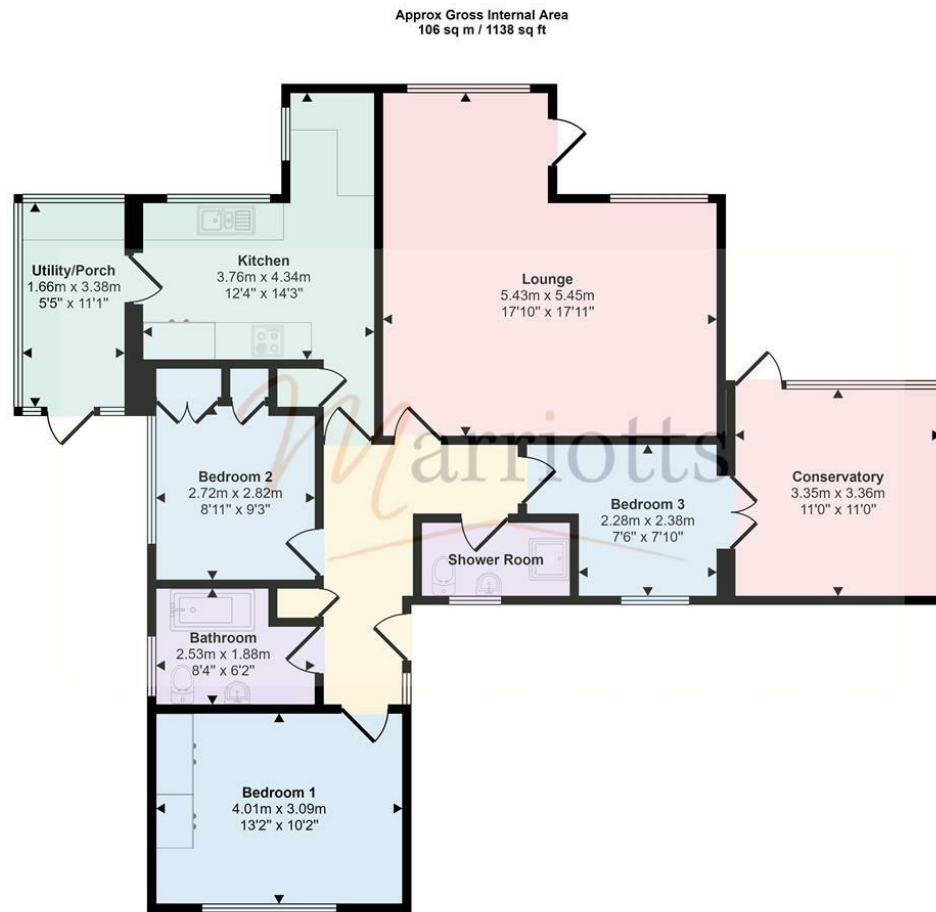




TENURE: Freehold
COUNCIL TAX: Gedling Borough Council - Band E
PROPERTY CONSTRUCTION: Cavity Brick
ANY RIGHTS OF WAY AFFECTING PROPERTY: no
CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: none
FLOOD RISK: low
ASBESTOS PRESENT: n/k
ANY KNOWN EXTERNAL FACTORS: n/k
LOCATION OF BOILER: Loft
UTILITIES - mains gas, electric, water and sewerage.
MAINS GAS PROVIDER:
MAINS ELECTRICITY PROVIDER:
MAINS WATER PROVIDER: Severn Trent
MAINS SEWERAGE PROVIDER: Severn Trent
WATER METER: no
BROADBAND AVAILABILITY: Please visit Ofcom - Broadband and Mobile coverage checker.
MOBILE SIGNAL/COVERAGE: Please visit Ofcom - Broadband and Mobile coverage checker.
ELECTRIC CAR CHARGING POINT: not available.
ACCESS AND SAFETY INFORMATION: Level front access.







Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	65	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Please contact us on **0115 953 6644** should you wish to arrange to view this property or if you require any further information.

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41 Plains Road, Mapperley, Nottingham, NG3 5JU
0115 953 6644
sales@marriotts.net

www.*Marriotts*.net

