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**DavidJames**  
the estate agent

**Pinfold Crescent, Woodborough, Nottingham, NG14 6DQ**

**Guide Price £425,000**

# About This Property

Presenting a delightful detached bungalow located in the highly desirable village of Woodborough, offered to the market with no upward chain! This property is an ideal choice for those appreciating the convenience of single-storey living without sacrificing on space and has benefitted from recent improvements to enhance its appeal, including the installation of a new kitchen and bathroom suite as well as neutral painting.

You are greeted by an entrance hall that leads to a cloakroom/WC, adding a touch of convenience right from the start. The heart of the home is a spacious lounge, seamlessly connected to a versatile dining area. Natural light floods the conservatory, featuring French doors that open to the garden, creating a perfect blend of indoor and outdoor living. The modern kitchen has been recently installed, equipped with space for appliances and ample in-built storage solutions.

The accommodation further comprises three well-proportioned bedrooms, complemented by the modern bathroom which has a recently installed three-piece white suite, featuring an electric shower.

Outside, the property boasts an established south-facing lawned garden. An initial patio seating area provides space for relaxing and taking advantage of the views over the rear open playing field. The driveway affords off-street parking for multiple vehicles, leading to a generous garage enhanced with an electric door, power and lighting.

This home has plenty of scope left for personalisation and finishing touches and would be ideal for those seeking the benefits of single-storey living in a beautiful village setting!



- Detached bungalow
- Highly sought after village location in Woodborough
- Ideal for those seeking generous single-storey living
- Offered to the market with no upward chain
- Entrance hall with cloakroom/WC
- Lounge with adjoining dining area
- Recently fitted modern kitchen with adjoining conservatory
- Three bedrooms with recently installed modern bathroom suite
- Southerly-facing established garden with open playing field views
- Driveway and garage provide off-street parking for multiple vehicles





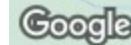


Approximate total area\*\*  
160.68 m<sup>2</sup>  
1729.55 ft<sup>2</sup>

(\*) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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**Council Tax Band: E**  
**Gedling Borough Council**  
**Freehold**

**DavidJames**  
the estate agent

David James Estate Agents  
45b Plains Road, Nottingham, NG3 5JU  
t: 0115 962 4213 e: mapperley@david-james.com

