



DavidJames
the estate agent

Main Street, Woodborough, Nottingham, NG14 6DD

Guide Price £700,000

About This Property

This exceptional detached family home presents a truly rare opportunity to secure a beautifully-presented property in the highly desirable village of Woodborough's conservation area. With privacy in mind, the residence sits back from the road yet is conveniently located just a short walk from the local shop, village pubs and scenic open countryside!

You are greeted by an entrance hall that provides access to a cloakroom/WC and the burglar alarm panel. The ground floor hosts a spacious and inviting lounge, complete with a multi-fuel burner and double doors to the dining room, which features a deep box window.

The heart of the home is the expansive dining kitchen, perfect for family meals and entertaining guests. The kitchen area is equipped with a range of units topped with granite worktops and includes integrated appliances such as a double oven, 5-ring gas hob with extractor, dishwasher and a tall fridge. From the adjoining lobby, you'll find a utility room with space for freestanding appliances as well as an additional sitting room for a cozy retreat with direct access to the charming courtyard-style front garden.

The first floor reveals breathtaking views of the surrounding greenery and includes a large landing with an integrated office area. Sleeping accommodation is generous with 5 double bedrooms spread across two floors, three of which are on the first floor and two on the top floor. These rooms boast ample fitted wardrobes and the principal bedroom benefits from an en-suite shower room. A family bathroom on the first floor features a four-piece suite alongside an additional shower room on the top floor.

Outside, the property does not fail to impress with a stunning, meticulously maintained landscaped garden. It features a lush lawn, vibrant borders, multiple patio areas, a summerhouse and a covered BBQ area - perfect for outdoor entertaining and relaxing. Completing this impressive property is a driveway for multiple cars and a twin-door double garage!



- Executive detached family home
- Highly sought after village location in Woodborough
- Beautifully-presented throughout
- Bright and spacious lounge with an adjoining dining room
- Superb open plan dining kitchen with a separate utility room
- Additional sitting room with front courtyard-garden access
- Five double bedrooms (main bedroom with en-suite shower room)
- Modern first floor family bathroom and a further top floor shower room
- Stunning landscaped rear garden incorporating a summerhouse and covered BBQ area
- Driveway and twin-door double garage providing parking for multiple vehicles

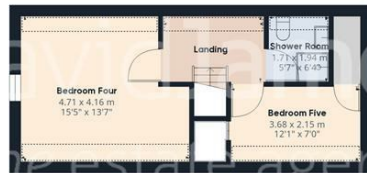




Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 0 Building 2



Approximate total area⁽¹⁾
237.3 m²
2554.27 ft²

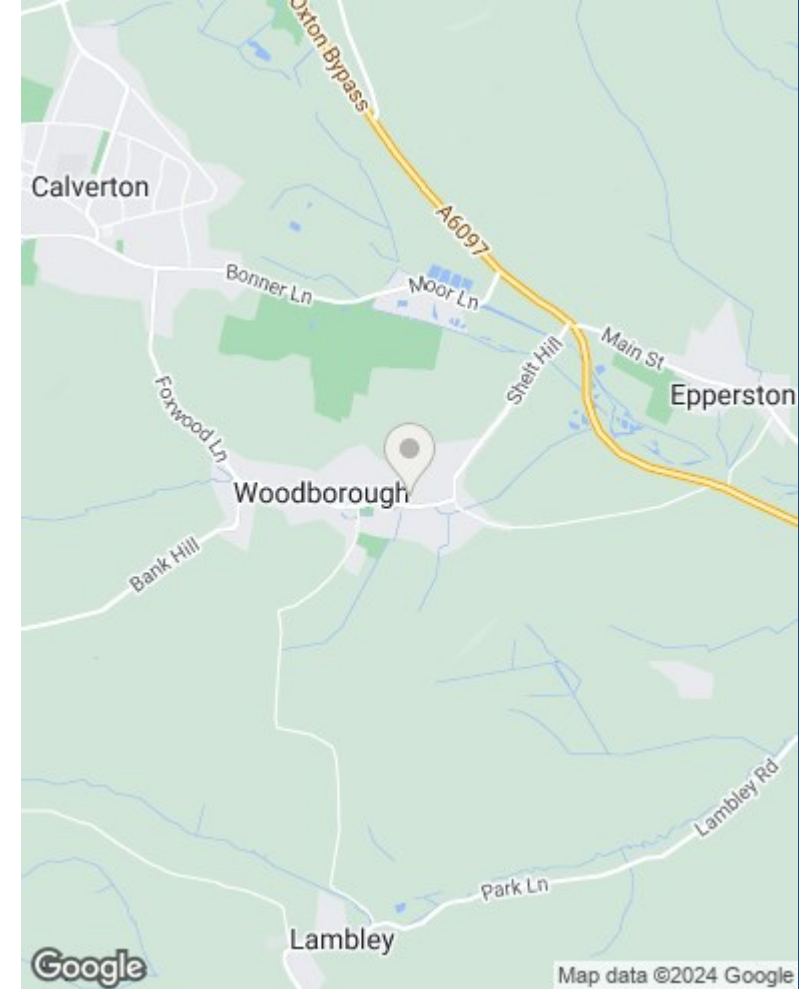
Reduced headroom
7.52 m²
80.94 ft²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

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: F
Gedling Borough Council
Freehold

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