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DavidJames
the estate agent

Taylor's Croft, Woodborough, Nottingham, NG14 6BX

Guide Price £325,000

About This Property

GUIDE PRICE £325,000 - £350,000. This immaculately-presented converted character home is part of the Grade II listed former farm buildings, set within the charming conservation area of Woodborough village. Offering easy access to local pubs, a village shop and beautiful countryside walks, this property is a must-see for those seeking a unique blend of period features and modern living.

On arrival at Taylors Croft, you'll find parking for two vehicles, alongside a twin-door double garage with power and lighting. A communal gate leads you to a peaceful walkway, guiding you to the stunning courtyard-style private garden. Step inside via the split stable-style door and you're greeted by a welcoming entrance hall, complete with a cloakroom/WC and an understairs utility area, perfect for housing laundry appliances.

The bright and spacious lounge benefits from dual-aspect windows that allow plenty of natural light to fill the room. The electric fire, set within a feature surround, provides a focal point.

The dining kitchen is equally impressive with its high ceilings and a wide range of fitted units. It offers ample room for a dining table, with solid-stone countertops and a variety of integrated appliances including a double electric oven, microwave, dishwasher, gas hob with extractor, fridge/freezer, wine cooler and both a sink waste disposal unit and water filter.

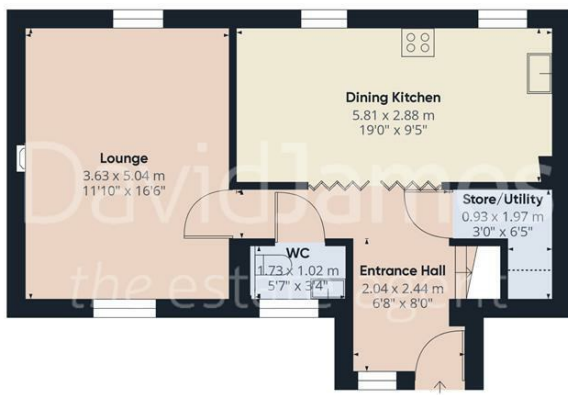
Upstairs, the landing provides access to two generously-sized double bedrooms, each with its own en-suite. Bedroom one features a modern shower room with twin showerheads, while bedroom two is complemented by a bathroom with a freestanding bath. Both en-suites benefit from electric underfloor heating, adding a touch of luxury to this beautiful home.

Viewing is highly recommended to fully appreciate the location, period details and quality accommodation that this stunning home has to offer!

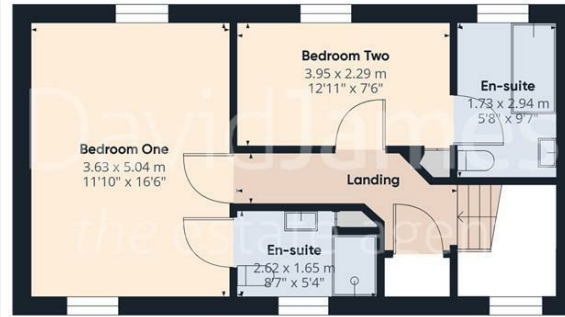


- Immaculately-presented terraced house
- Grade II listed converted former farm building
- Highly sought after village location in the beautiful Woodborough
- Impressive entrance hall with a feature split stable door
- Modern ground floor cloakroom/WC
- Bright and spacious lounge with a feature fireplace
- Superb dining kitchen with integrated appliances and solid-stone work surfaces
- Two double bedrooms with two underfloor-heated en-suites
- Established courtyard-style garden
- Off-street parking with a double twin-door garage





Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area*
109.81 m²
1181.99 ft²

Reduced headroom
0.42 m²
4.52 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

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

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Council Tax Band: D
Gedling Borough Council
Freehold

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