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DavidJames
the estate agent

Hawthorn Close, Woodborough, Nottingham, NG14 6BZ

Guide Price £395,000

About This Property

Welcome to this charming detached home located on a peaceful cul-de-sac in the desirable village of Woodborough! The property features a well manicured large front garden and a beautifully landscaped wildlife rear garden along with a generous driveway offering ample off-road parking along with a garage.

The property is accessed through an initial entrance porch that leads into a generous sized entrance hall and a bright and spacious L-shaped lounge/dining room which includes a feature gas fire and patio doors off the dining area that lead directly onto a delightful rear garden.

Adjacent to the lounge is a good sized kitchen with a range of light oak effect wall and base units offering plenty of storage space, complemented by granite effect worktops and an antique oak effect flooring. The kitchen benefits from high spec Bosch integrated appliances including a double oven, gas hob, dishwasher and a large freestanding fridge that the vendor will be leaving as part of the sale. In addition, there is a cosy breakfast bar for casual dining and a well appointed large utility room just off the kitchen that was refurbished around 18 months ago with views of the rear garden.

Upstairs there are three double bedrooms and a tastefully tiled monochrome bathroom including a P-shaped bath with a glass shower screen.

The garden is a real highlight of the property and has been purposefully designed as a wildlife garden with a number of mature trees, bushes and a lovely seating area that provides a perfect setting for relaxing.

Viewing is highly recommended!



- Detached property in the desirable village of Woodborough
- Quiet cul-de-sac location
- Spacious driveway with off-road parking
- Garage with an electric door
- Large front garden and landscaped wildlife rear garden
- L-shaped lounge/dining room with a gas fire and patio doors onto garden
- Well presented kitchen with range of Bosch appliances and separate utility room
- Three double bedrooms
- Modern family bathroom
- Viewing highly recommended





Floor 0



Floor 1



Approximate total area*

109.71 m²
1180.91 ft²

Reduced headroom

1.31 m²
14.1 ft²

(1) Excluding balconies and terraces

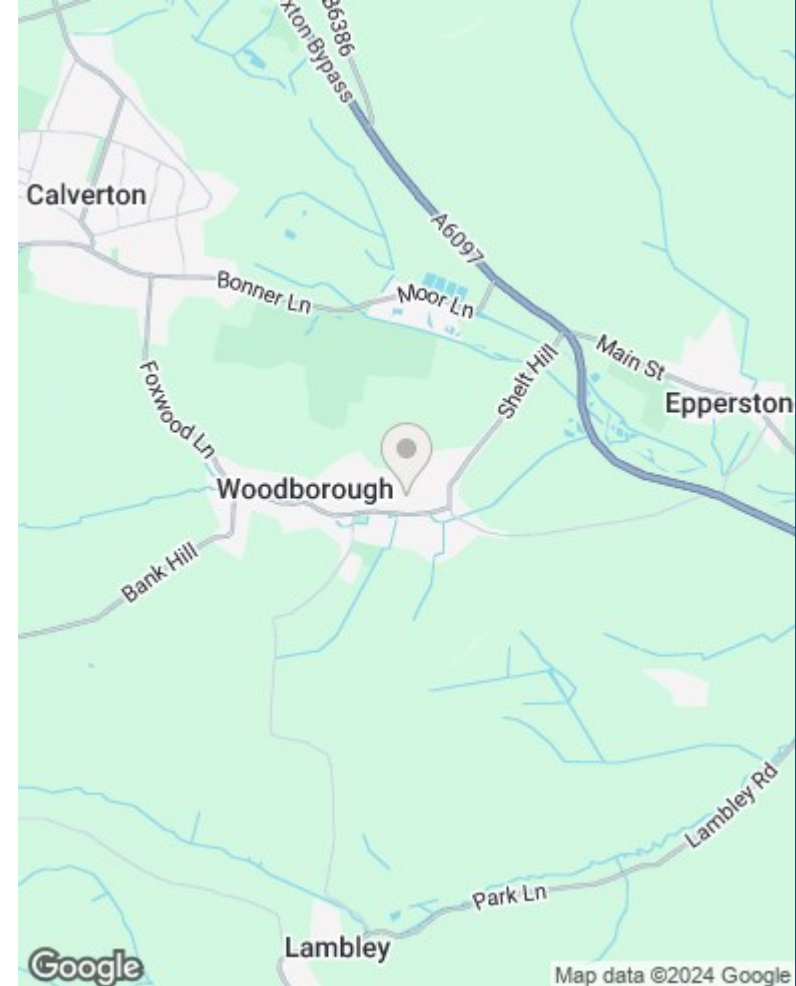
Reduced headroom

..... 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 are based on RICS IPMS 3C standard.

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Council Tax Band: D
Gedling Borough Council
Freehold

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