



## 3 Doverbeck Drive, Woodborough – NG14 6ER

Guide Price £475,000 – £500,000

DavidJames  
the estate agent





## 3 Doverbeck Drive

Woodborough, Nottingham

GUIDE PRICE £475,000 – £500,000 Exceptional four bedroom detached bungalow in Woodborough offering generous single-storey living with modern interiors and energy-efficient upgrades. A must-view and a short walk from open countryside!

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Beautifully-presented detached bungalow
- Ideal for those seeking generous single-storey accommodation
- Highly sought after village location in the ever-popular Woodborough
- Bright and spacious lounge/dining room
- Superb modern kitchen with a range of integrated appliances
- Four well-proportioned bedrooms (main bedroom with in-built wardrobes)
- Fantastic modern bathroom with a four-piece suite
- Air source heat pump and PV solar panels for energy efficiency
- Multi-vehicle block paved driveway and a large garage with electric door
- Enclosed and established rear garden with a feature elevated patio seating area













Floor 0

Approximate total area<sup>(1)</sup>

136.61 m<sup>2</sup>

1470.45 ft<sup>2</sup>



Floor 1

(1) 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.

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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