

Woodborough

Doverbeck Drive
Nottingham NG14 6ER

DavidJames
the estate agent



Property floor plan & measurements

GROUND FLOOR

Lounge/Dining Room

6.53m max x 5.74m max
(21'5" max x 18'10" max)

Kitchen

3.76m x 2.57m
(12'4" x 8'5")

Bedroom One

4.52m x 3.96m
(14'10" x 13'0")

En-suite

2.17m x 1.49m
(7'1" x 4'11")

Walk-in Wardrobe

2.25m x 1.50m
(7'5" x 4'11")

Bedroom Two

3.65m x 3.13m
(12'0" x 10'3")

Bedroom Three

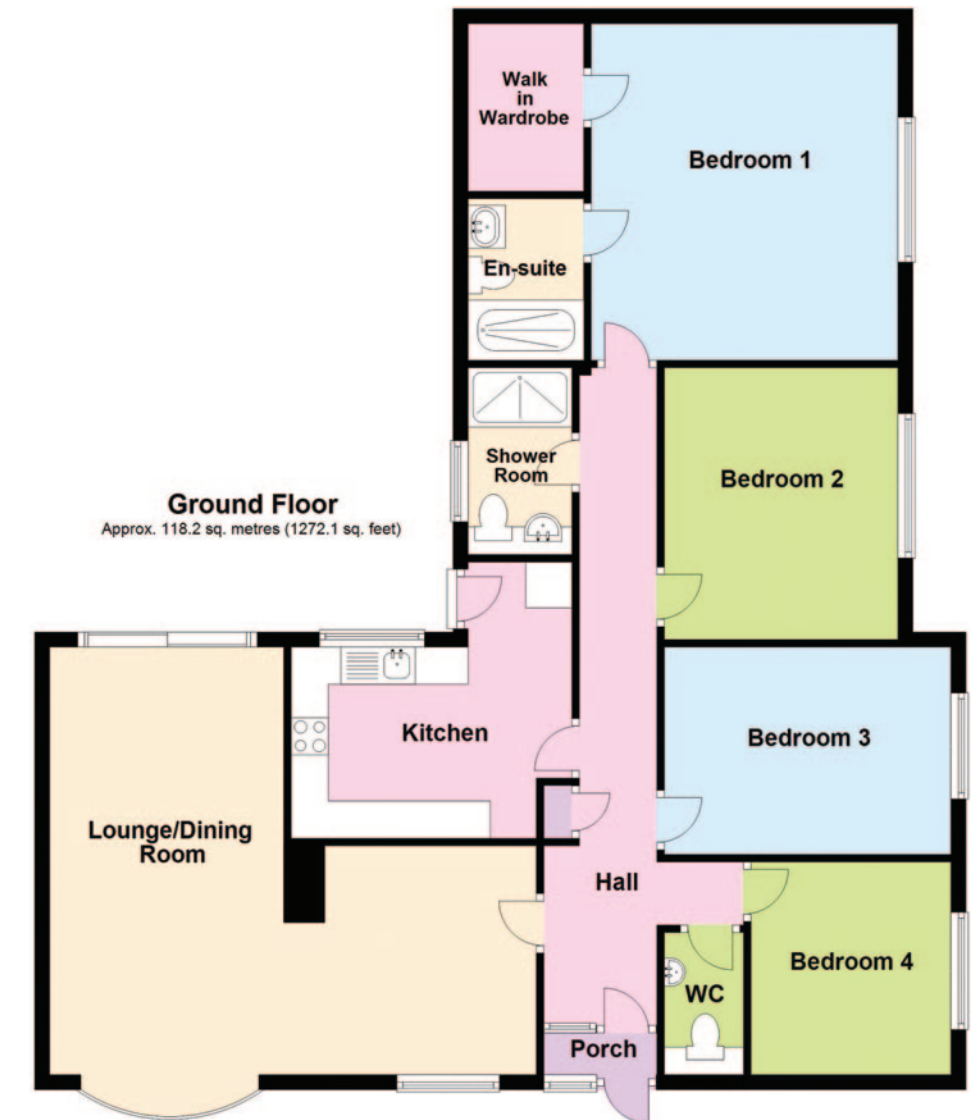
3.84m x 2.84m
(12'7" x 9'4")

Bedroom Four

2.84m x 2.69m
(9'4" x 8'10")

Shower Room

2.51m x 1.40m
(8'3" x 4'7")



118.2 sq metres
(1272.1 sq feet)

Total
Area
(Approx)

Gedling
Borough Council

Band
E

Disclaimer

These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No person in the employment of David James Estate Agents Ltd has any authority to make any representation whatsoever in relation to the property.

All services, together with electrical fittings or fitted appliances have NOT been tested.

All the measurements given in the details are approximate. Floor plans are for illustrative purposes only and are not drawn to scale. The position and size of doors, windows, appliances and other features are approximate only.

The photographs of this property have been taken with a 10mm wide-angle lens. No responsibility can be accepted for any loss or expense incurred in viewing.

COUNCIL TAX BAND RATING

This information was obtained through the directgov website. David James offer no guarantee as to the accuracy of this information.

THIRD PARTY REFERRAL ARRANGEMENTS

David James Estate Agents have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party company. David James Estate Agents receives the following commission from each third party supplier on a per referral basis:
W A Barnes Ltd: £60 including VAT.
All Moves UK Ltd: 18% including VAT of the invoice total (£107 including VAT average).
MoveWithUs Limited: £188 including VAT (average).

(M)

OIRO

£390,000

Detached Bungalow

4 bedrooms

EPC Rating

D (55)

Tenure

Freehold

Mapperley Branch

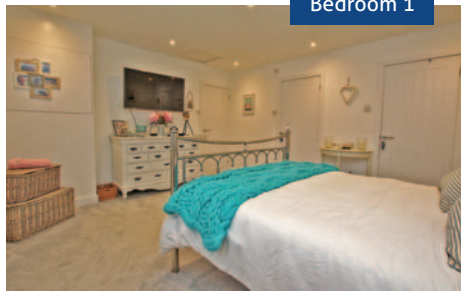
45b Plains Road t 0115 962 4213 e mapperley@david-james.com www.david-james.com



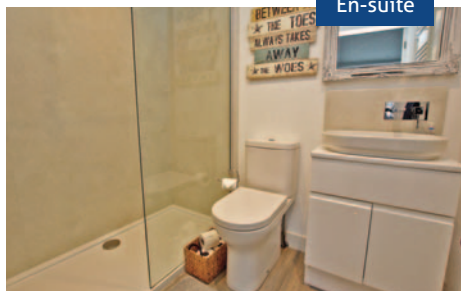
Dining Room



Kitchen



Bedroom 1



En-suite



Lounge



Bedroom 2



Bedroom 3



Shower Room



Garden

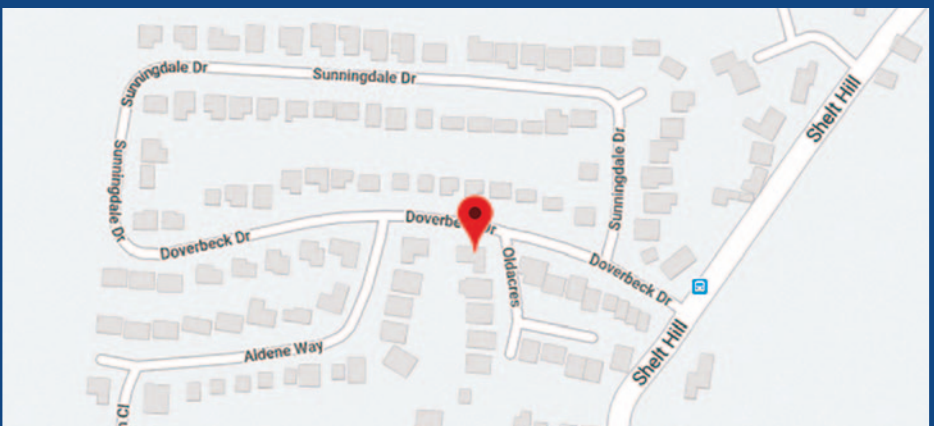
Summary

VIDEO TOUR AVAILABLE ON REQUEST! A four bedroom detached bungalow set in the sought-after village of Woodborough. The property has an L-shaped lounge/dining room, newly fitted kitchen, four bedrooms (with the master having an en-suite and walk-in wardrobe) and a family shower room. Outside there is a driveway and enclosed garden.

Key Features

- ✓ Spacious detached family bungalow
- ✓ Four good sized bedrooms
- ✓ Master bedroom with en-suite shower and walk-in wardrobe
- ✓ Entrance porch and entrance hallway
- ✓ L-shaped lounge/dining room with log burner & patio doors
- ✓ Newly fitted kitchen with integrated oven and hob
- ✓ Family shower room/WC with mains shower
- ✓ Double width driveway provides parking
- ✓ Corner plot location with gardens to the front, side & rear
- ✓ Sought after village location

Location Map



Please note that the pin on the map may not show the exact location of the property

Stamp Duty Rates

First time purchase

£0.00

Buying your next home

£0.00

Additional or buy to let property

£11,700.00

For more information visit
www.david-james.com/stampduty