

Emma Terry Homes

moving made personal



6 Ploughman Avenue

Woodborough, Nottingham, NG14 6DE

Offers over £435,000



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Fully renovated throughout to an exceptional standard, this four-bedroom detached home in Woodborough offers a true turn-key opportunity, ready to move straight into. The property features a bright and spacious lounge, along with a stunning open-plan kitchen/diner complete with bi-fold doors opening onto the rear, creating an excellent space for entertaining and family living. The ground floor also includes two well-proportioned bedrooms and a modern family bathroom, providing flexible accommodation for a range of buyers.

To the first floor are two further bedrooms and a versatile additional space which could be used as a home office, dressing area or playroom depending on requirements. Externally, the property benefits from off-street parking and garden areas to both the front and rear, offering low-maintenance outdoor space to suit a variety of lifestyles.

With its modern amenities and inviting atmosphere, this property on Ploughman Avenue is a must-see for anyone looking to settle in a friendly and picturesque neighbourhood.



PORCH

Entrance door to property and door through to entrance hall.

ENTRANCE HALL

A central heating radiator, doors through to lounge, bathroom, bedroom 3, 4, stairs to first floor and opening into the kitchen/diner.

KITCHEN/DINER

24'5" x 11'10" (7.45 x 3.63)

A variety of fitted units, integrated fridge/freezer and dishwasher, Range cooker with extractor fan, sink with mixer tap and drainer, island with storage, a central heating radiator, UPVC double glazed window to rear and bi-fold doors to rear.

LOUNGE

15'0" x 12'1" (4.59 x 3.70)

A central heating radiator, feature gas fire and UPVC double glazed window to front.

BEDROOM 3

12'0" x 10'5" (3.67 x 3.19)

A central heating radiator and UPVC double glazed obscure window to side.

BEDROOM 4

12'0" x 8'10" (3.66 x 2.70)

A central heating radiator and UPVC double glazed window to front.

BATHROOM

Low level flush WC, wash hand basin in vanity unit with mixer

tap, P-shaped bath with mains shower over, heated towel rail, built-in storage (space for washer and dryer) and UPVC double glazed obscure window to side.

LANDING

Doors through to bedroom 1, 2 and walk-in-wardrobe/office and UPVC double glazed window to side.

BEDROOM 1

12'0" x 12'0" (3.68 x 3.67)

A central heating radiator and UPVC double glazed window to rear.

WALK-IN-WARDROBE/OFFICE

8'7" x 6'8" (2.64 x 2.05)

Access to eaves storage.

BEDROOM 2

12'0" x 11'10" (3.67 x 3.62)

A central heating radiator and UPVC double glazed window to front.

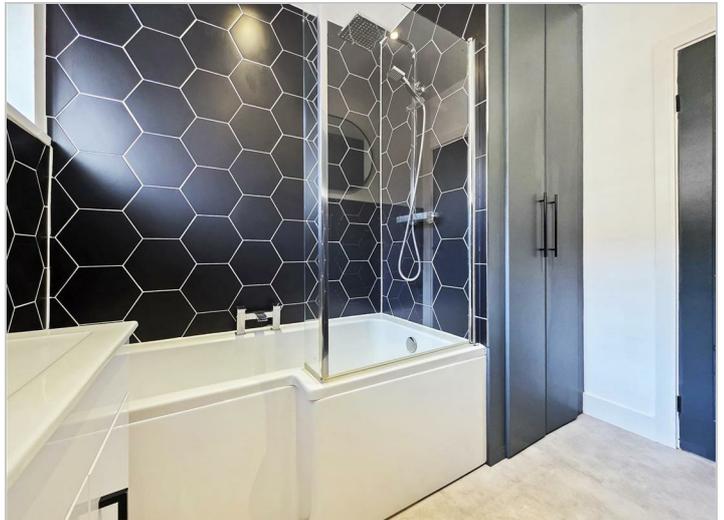
OUTSIDE

The front of the property provides a double driveway offering off-street parking and access to the garage, along with a front garden laid mainly to lawn and gated access leading to the rear. The rear garden features a modern composite decking seating area with steps down to a good-sized lawn, bordered by mature bushes and shrubs which provide privacy and create a pleasant, established outdoor space.

GARAGE

Power and lighting.









Road Map



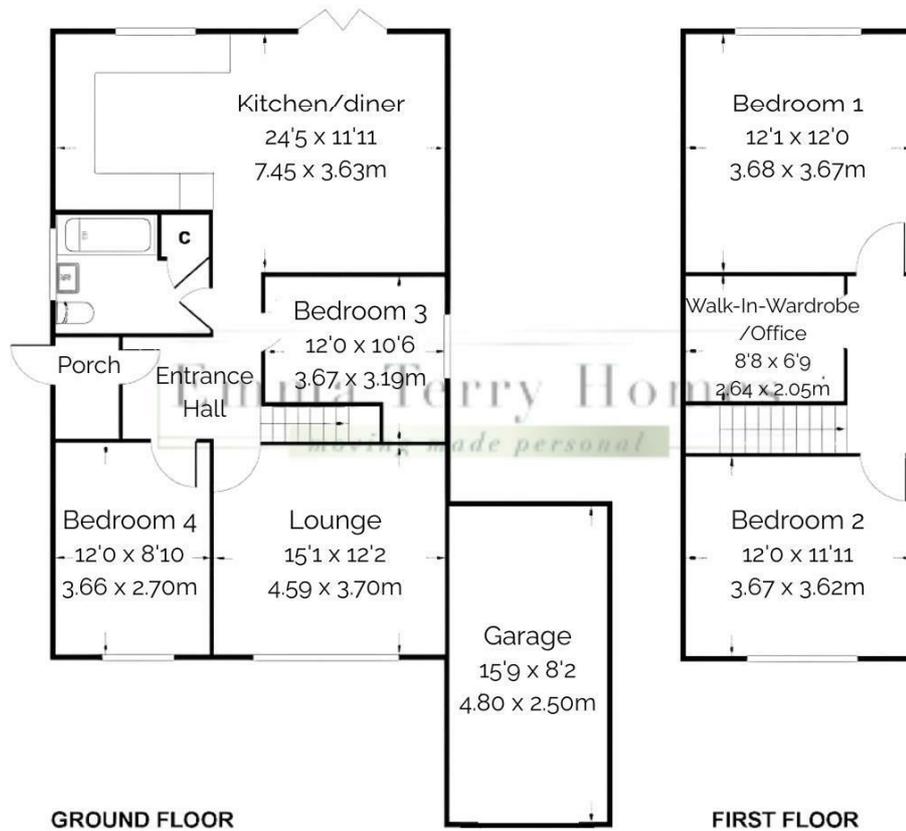
Hybrid Map



Terrain Map



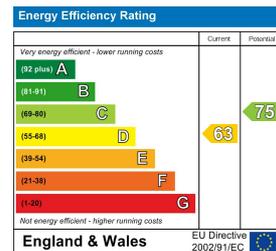
1428 sq ft - 133 sq m



Viewing

Please contact our Emma Terry Homes Office on 0115 966 57 41 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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