



25 Aldene Way, Woodborough – NG14 6ET

Guide Price **£475,000**

DavidJames
the estate agent



25 Aldene Way

Woodborough, Nottingham

Beautifully-presented and versatile 3/4 bed detached home in the sought-after Woodborough! Fantastic south-facing garden, a recently refitted kitchen and driveway parking with a garage! A must-view!

Council Tax band: D

Tenure: Freehold

- Beautifully-presented detached family home
- Sought-after village location in Woodborough just moments from open countryside
- Generous and inviting lounge plus an adjoining dining room with wonderful garden views
- Recently-refitted and stylish breakfast kitchen with integrated Neff appliances
- Flexible ground floor snug/bedroom four with an adjoining en-suite shower room
- Three first-floor bedrooms including principal bedroom with fitted wardrobes
- Family bathroom with a three-piece suite and useful built-in vanity storage
- Fantastic south-facing garden with landscaped lawn, decked terrace and summer house
- Driveway parking leading to a garage with electric roller door
- Solar panels providing improved energy efficiency and reducing running costs









Floor 0



Floor 1

Approximate total area⁽¹⁾

120 m²

1292 ft²

Reduced headroom

3.5 m²

38 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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