

# Emma Terry Homes

*moving made personal*



8 Sunningdale Drive

Woodborough, Nottingham, NG14 6EQ

Offers over £599,950



# 8 Sunningdale Drive, Woodborough, Nottingham NG14 6EQ

Beautifully renovated and thoughtfully extended, this impressive four-bedroom detached home on Sunningdale Drive in Woodborough offers stylish and versatile accommodation finished to a high modern standard throughout. The ground floor features a welcoming lounge, stunning open-plan kitchen/diner ideal for entertaining, and a bright sun room with bi-fold doors opening directly onto the rear garden. There is also a useful utility room, boot room and WC, along with two well-proportioned downstairs bedrooms and a contemporary 4-Piece bathroom suite, making it perfect for flexible family living or multi-generational needs.

To the first floor are two further generous bedrooms, both benefitting from en-suite shower rooms, with the principal suite also enjoying a walk-in wardrobe for added convenience and luxury. Externally, a driveway to the front provides off-street parking for multiple vehicles and leads to the garage, while the fully landscaped rear garden boasts a variety of patio areas, creating ideal spaces for outdoor dining, entertaining and relaxing throughout the year.

Woodborough itself is a picturesque and highly sought after village, known for its friendly community and beautiful surroundings. With local amenities including pubs, a health club, shop and village school, alongside excellent transport links to Nottingham city centre, you can enjoy the tranquillity of village life while still having easy access to urban conveniences.



## ENTRANCE HALL

Composite entrance door to property, two central heating radiators, doors through to lounge, kitchen/diner, WC, utility, bathroom, bedroom 1 and 2 and stairs to first floor.

## LOUNGE

21'1" x 12'3" (6.44 x 3.75)

Two central heating radiators, electric feature fire and UPVC double glazed window to front.

## KITCHEN/DINER

19'10" x 12'5" (6.06 x 3.81)

A variety of wall and base units, built-in oven and microwave combi oven with warming draw, induction hob with extractor fan, integrated fridge/freezer and dishwasher, island with storage and inset 1 1/2 bowl sink with QETTLE boiling and filtered water tap and worktop drainer and underfloor heating.

## SUN ROOM

11'4" x 16'2" (3.46 x 4.95)

Two Velux windows, underfloor heating, Aluminium fixed apex window and Aluminium bi-fold doors to rear.

## WC

Enclosed toilet system WC, wash hand basin with mixer

tap, underfloor heating and UPVC double glazed obscure window to side.

## UTILITY

9'9" x 5'6" (2.99 x 1.68)

Base units, sink with mixer tap and drainer, built-in storage cupboard, space for washing machine, underfloor heating, UPVC double glazed obscure window to side and access through to boot room.

## BOOT ROOM

Houses combi-boiler, built-in storage cupboard, internal access to garage and side entrance door to property.

## BATHROOM

8'5" x 14'0" (2.57 x 4.29)

Fitted with a freestanding bath with floor-mounted mixer tap and handheld shower attachment, low level flush WC, dual wash hand basins with mixer taps, walk-in glass shower enclosure, LED wall-mounted mirror, Reina Claro designer chrome heated towel rail, Reina Slimline vertical flat panel radiator and a UPVC double glazed obscure window to the rear.

## BEDROOM 1

12'1" x 15'10" (3.70 x 4.83)

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

**BEDROOM 2**

12'7" x 9'1" (3.84 x 2.77)

Underfloor heating and UPVC double glazed window to rear.

**LANDING**

Doors through to Bedroom 3 and 4.

**BEDROOM 3**

7'6" x 14'1" (2.29 x 4.30)

A central heating radiator, UPVC double glazed window to rear and door through to ensuite.

**ENSUITE**

Low level flush WC, wall-hung wash hand basin with mixer tap, glass shower enclosure, heated towel rail, built-in storage and Velux window.

**BEDROOM 4**

10'2" x 14'1" (3.10 x 4.30)

A central heating radiator, UPVC double glazed window to rear and access through to Walk-In-Wardrobe and Ensuite.

**WALK-IN-WARDROBE**

Fitted storage units.

**ENSUITE**

Enclosed toilet system WC, wall-hung wash hand basin with mixer tap, walk-in glass shower enclosure, LED wall-mounted mirror, pull-out laundry storage basket, pull-out storage cupboard, heated towel rail and a Velux window.

**GARAGE**

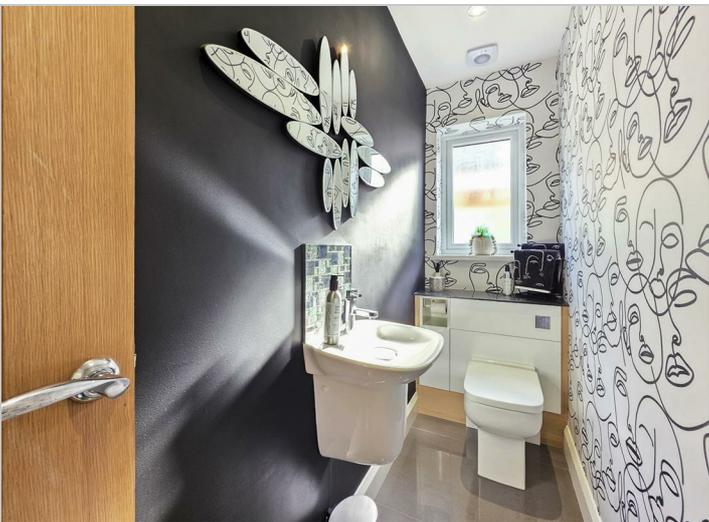
9'10" x 15'7" (3.02 x 4.76)

Power and lighting.

**OUTSIDE**

The front of the property is mainly laid to lawn with a driveway provides off-street parking for multiple vehicles access to the garage and gated access to rear, while the fully landscaped rear garden offers a variety of patio areas complemented by a perfect balance of open space and mature planting, creating an attractive and private setting for relaxing or entertaining.









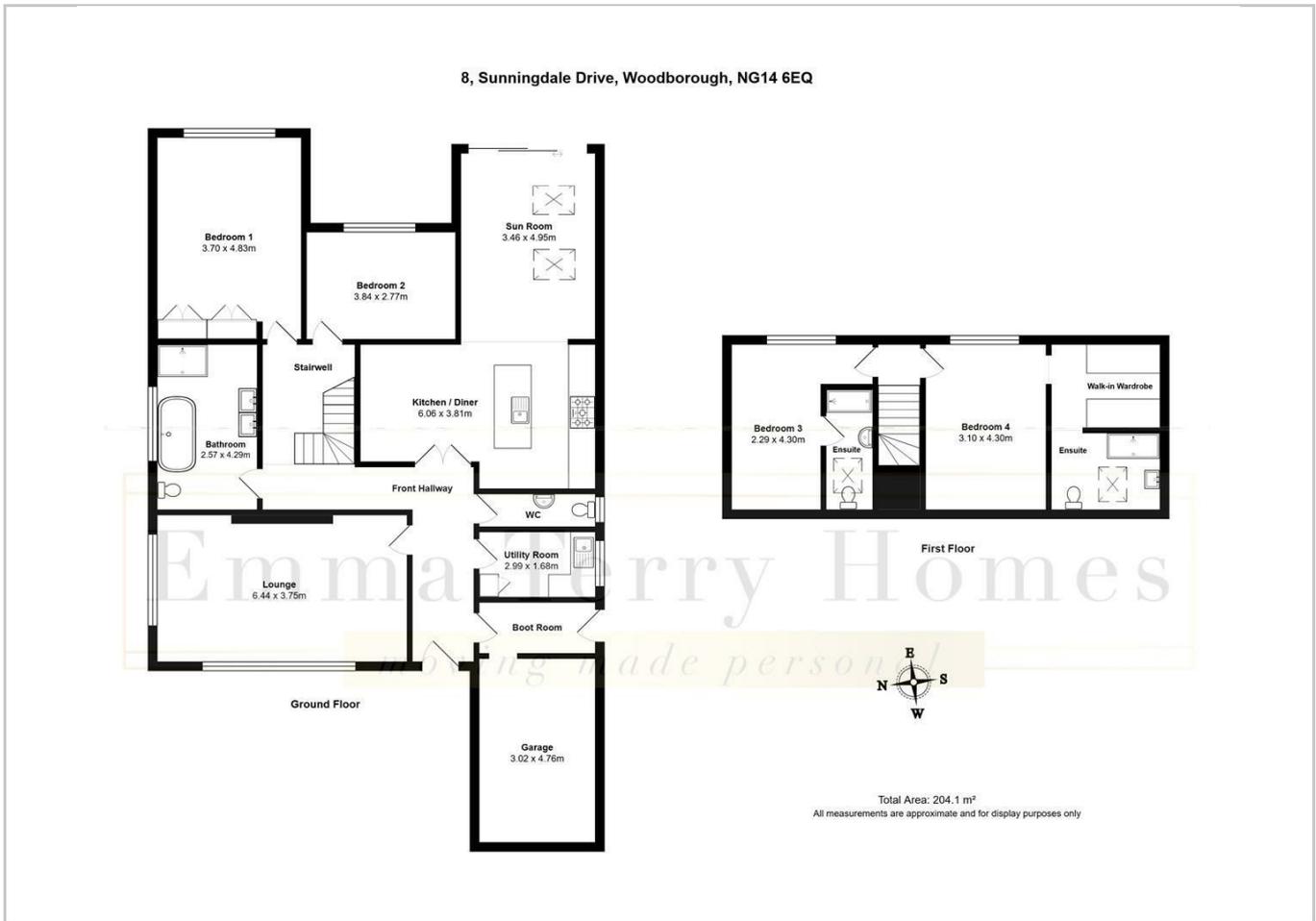
## Road Map



## Hybrid Map



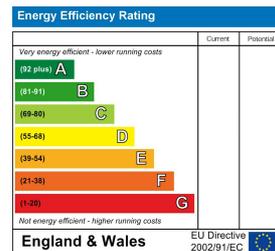
## Terrain Map



## 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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