

# Emma Terry Homes

*moving made personal*



6 Park Avenue

Woodborough, Nottingham, NG14 6EB

Offers over £318,500



# 6 Park Avenue, Woodborough, Nottingham NG14 6EB

**\*\*Outstanding value! Rarely available semi-detached home at this price point in this highly desirable village\*\***

A Home to Enjoy Today, With Potential for Tomorrow

Set within one of Nottinghamshire's most desirable villages, this inviting home offers the perfect balance: a comfortable, easy-to-manage property in a location that truly elevates everyday living.

Positioned on Park Avenue, the property immediately appeals with its generous driveway and welcoming frontage. Step inside and you'll find a home that is both practical and full of warmth. The kitchen/diner forms the natural hub—ideal for everything from weekday breakfasts to relaxed evenings with family—while the separate lounge, with its bay window and cosy feel, provides a quiet retreat to unwind.

Upstairs, three well-proportioned bedrooms offer flexibility for modern life, whether that's space for a growing family, a home office, or guest accommodation. The layout is thoughtfully arranged to make the most of every square foot, creating a home that feels both functional and inviting.

Importantly, the property also offers excellent potential to extend (subject to the necessary permissions), giving buyers the opportunity to create something truly special over time—adding value not just to the home, but to their lifestyle.

Outside Space to Relax, Play & Entertain

The rear garden is a real asset—fully enclosed and designed for easy enjoyment. A paved patio provides the perfect setting for summer dining, while the lawn and established planting create a safe and private space for children or pets. With outdoor power, a water supply and useful outbuildings, it's a garden that works just as well for practical needs as it does for relaxation.



## PORCH

Entrance door to house through to hall.

## ENTRANCE HALL

11'1" x 5'11" (3.38m x 1.80m)

UPVC double glazed window to side, a central heating radiator, doors through to lounge, kitchen/diner and porch and stairs to first floor.

## LOUNGE

14'1" x 12'0" into bay (4.29m x 3.66m into bay)

A UPVC double glazed bay window to front, a central heating radiator, an air-conditioning unit and a gas fire.

## KITCHEN/DINER

A variety of wall and base units, Oak floor and worktops, an island with extra storage and induction hob and electric oven, integrated dishwasher, integrated fridge, white Belfast kitchen sink with mixer tap, understairs pantry, a central heating radiator, UPVC double glazed window to side, doors through to hall and outbuilding and sliding doors to rear garden.

## SIDE LOBBY

8'3" x 5'7" (2.51m x 1.70m)

UPVC side access door to house and doors through to W/C, utility and coal store.

## W/C

5'6" x 2'8" (1.68m x 0.81m)

Low level flush W/C, wash hand basin and UPVC double glazed obscure window to side.

## UTILITY

Window to rear and space and plumbing for washing machine and fridge/freezer.

## LANDING

UPVC double glazed window to side, access to loft and doors through to bedroom 1, 2, 3 and bathroom.

## BEDROOM 1

12'4" x 10'11" (3.76m x 3.33m)

UPVC double glazed window to front, an air-conditioning unit, a central heating radiator and a built-in storage cupboard.

## BEDROOM 2

10'11" x 10'4" (3.33m x 3.15m)

UPVC double glazed window to rear, a central heating radiator and built-in storage cupboard.

## BEDROOM 3

9'3" x 7'2" (2.82m x 2.18m)

UPVC double glazed window to front and a fitted shelving unit.

## BATHROOM

7'8" x 7'1" (2.34m x 2.16m)

A wash hand basin with hot and cold taps, low level flush W/C, bath with hot and cold taps and shower and UPVC double glazed obscure window to side.

## OUTSIDE

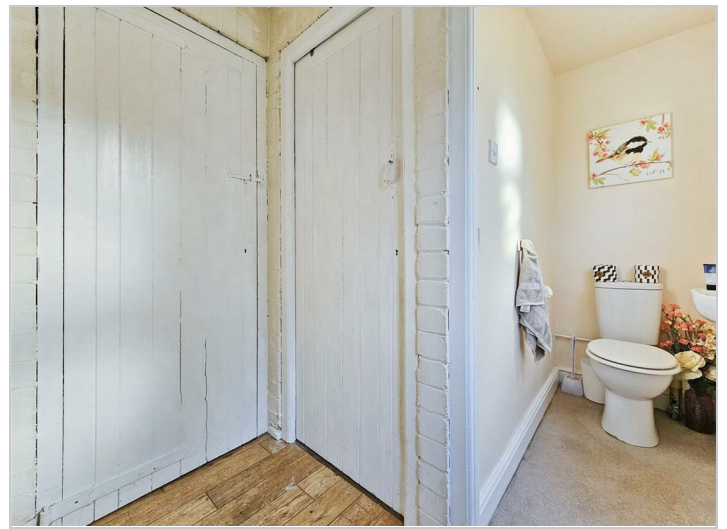
### FRONT:

Lawn area enclosed by dwarf wall and double driveway.

### REAR:

Paved patio leading to lawn area with a variety of shrubs trees and bushes, outside electrical sockets, outside tap, one standard sized shed and one large shed, fully secure garden (enclosed by fences) perfect for children or pets.









## Road Map



## Hybrid Map



## Terrain Map



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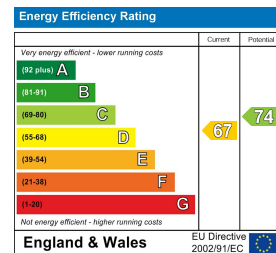
Total Area: 92.6 m<sup>2</sup>

All measurements are approximate and for display purposes only

## 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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