



Oak Lea 1 Brodhurst Close, Woodborough,
Nottinghamshire, NG14 6SG

£850,000

Tel: 01949 836678

 **RICHARD
WATKINSON**
PARTNERS
Surveyors, Estate Agents, Valuers, Auctioneers

- Detached Contemporary Home
- 3 Bath/Shower Rooms
- Spacious Living/Dining Kitchen
- Ample Parking & Double Garage
- Highly Regarded Village
- Up To 5 Bedrooms
- Ground Floor Cloaks & Utility
- Annexe Suite Above Garage
- Private Cul-De-Sac Setting
- Viewing Highly Recommended

An excellent opportunity to purchase an interesting, contemporary, detached family home originally completed around 2021 by award winning developer Swan Homes; forming one of five individual properties tucked away in a small private close within this highly regarded and much sought after village.

The property offers a versatile level of internal accommodation lying in the region of 2,600 sq.ft. which includes a fantastic studio/bedroom above the garage with ensuite facilities providing an annexe style suite; in turn the property provides up to five bedrooms and three bath/shower rooms.

In addition the property benefits from two main reception rooms and a spacious open plan living/dining kitchen that runs the full width of the property creating a fantastic space linking out into the rear garden, which will undoubtedly will become the hub of the home. This all leads off a central initial hallway which an attractive high vaulted ceiling looking up to a galleried landing above.

The property is presented in neutral decoration and provides contemporary fixtures and fittings; having gas central heating and double glazed windows.

In addition the property is tucked away in a small close with an open plan frontage mainly laid to lawn, a generous driveway and a detached double garage with a purpose built room in the eaves which would make a fantastic home office or possibly fifth bedroom benefitting from ensuite facilities. The rear garden is enclosed to all sides with an initial paved terrace leading up onto a further terraced garden with a useful timber storage shed/workshop.

Overall viewing comes highly recommended to appreciate both the location and accommodation on offer.

WOODBOROUGH

The village of Woodborough offers a lovely community atmosphere and benefits from two public houses, village shop/post office, local school with excellent Ofsted rating and the village is well placed particularly for commuting, especially into Nottingham with convenient road links to the A46 and A52.

A COMPOSITE WOOD GRAIN EFFECT ENTRANCE DOOR WITH DOUBLE GLAZED DIAMOND LIGHTS LEADS THROUGH INTO:

INITIAL ENTRANCE HALL

15' x 12'10" (4.57m x 3.91m)

A well proportioned initial entrance hall having attractive part vaulted ceiling up to a galleried landing above, wide board wood effect flooring, spindle balustrade turning staircase rising to the first floor landing, useful under stairs storage cupboard beneath and further doors leading to:

SITTING ROOM

16'3" x 15'4" (4.95m x 4.67m)

A well proportioned light and airy reception having high ceilings. walk in bay window to the front and continuation of the wide board wood effect flooring.

STUDY

10'11" x 9'4" (3.33m x 2.84m)

A versatile reception currently utilised as a home office but alternatively would make an additional snug/reception area; having aspect to the front, high ceilings and wide board wood effect flooring.

GROUND FLOOR CLOAK ROOM

6'8" x 3'1" (2.03m x 0.94m)

Having a suite comprising close coupled WC and vanity unit with rectangular sink over with chrome mixer tap.

OPEN PLAN LIVING/DINING KITCHEN

39'10" x 14'4" max (12.14m x 4.37m max)

A fantastic, well proportioned, open plan, everyday living/entertaining space comprising a generous reception area with double doors returning back into the initial entrance hall. The reception is open plan to a tastefully appointed kitchen fitted with a generous range of wall, base and drawer units finished in heritage style colours with brushed metal fittings; quartz preparation surfaces and upstands and undermounted sink unit with swan neck mixer tap; integrated appliances include five ring Neff gas hob with chimney hood over, fan assisted oven with combination microwave, dishwasher, larder unit providing further storage and alcove designed for free standing American style fridge freezer; space for further free standing under counter appliance. The kitchen has window overlooking the rear garden and two sets of sliding doors giving access out onto the rear terrace providing an excellent outdoor entertaining space.

From the kitchen a further door leads through into:

UTILITY ROOM

7'3" x 5'3" (2.21m x 1.60m)

Having fitted wall and base units complementing the main kitchen, quartz preparation surface with inset sink and drain unit with swan neck mixer tap, plumbing for washing machine, space for tumble dryer, wall mounted Worcester gas central heating boiler concealed behind wall mounted cupboard and double glazed exterior door.

RETURNING TO THE MAIN ENTRANCE HALL A SPINDLE BALUSTRADE TURNING STAIRCASE RISES TO:

FIRST FLOOR LANDING

Having access to loft space above, built in airing cupboard housing the pressurised hot water system and further engineered oak doors, in turn, leading to:

BEDROOM 1

15'10" x 11'5" (13'6" max into window) (4.83m x 3.48m (4.11m max into window))

A well proportioned double bedroom benefitting from ensuite facilities; flooded with light having a near full height window to the front affording elevated views into the close and a further door leading through into:

ENSUITE SHOWER ROOM

10'7" x 5'2" (3.23m x 1.57m)

Having a contemporary suite comprising double width shower enclosure with glass screen and wall mounted shower mixer with both independent handset and rainwater rose over, close coupled WC and vanity unit with inset washbasin with chrome mixer tap; fully tiled walls and floor, shaver point, contemporary towel radiator and skylight to the side.

BEDROOM 2

14' x 11'2" (4.27m x 3.40m)

A further well proportioned double bedroom having aspect to the rear; part pitched ceiling with dormer window and wardrobe frames providing a useful storage area.

BEDROOM 3

15' x 11' (4.57m x 3.35m)

A further well proportioned double bedroom having aspect into the rear garden.

BEDROOM 4

12'9" x 11'8" (3.89m x 3.56m)

Again a double bedroom having part pitched ceiling with inset dormer overlooking the rear garden.

FAMILY BATHROOM

10'11" x 9' (3.33m x 2.74m)

A well proportioned contemporary bath/shower room having a suite comprising large walk in shower enclosure with glass screen and wall mounted shower mixer with both independent handset and rainwater rose over, double ended free standing bath with wall mounted mixer tap, close coupled WC and vanity unit with inset washbasin and chrome mixer tap; tiled splash backs and floor, contemporary towel radiator and window to the front.

EXTERIOR

The property occupies a pleasant, established, landscaped plot tucked away in a small cul-de-sac setting shared with a handful of other similar dwellings, set back behind a post and rail frontage which is partly laid to lawn with a central pathway leading to the front door. A

driveway provides an excellent level of off road parking and, in turn, leads to the detached garage and annexe block. A timber ledge and brace courtesy gate gives access into an enclosed rear garden; an initial paved terrace with sleeper edged retaining wall and central steps lead up to a further lawned area with additional terracing at the foot as well as a raised area that encompasses a useful timber storage shed. The garden having established trees and shrubs and bordered, in the main, by feather edged board fencing. In addition there is exterior lighting and a cold water tap.

GARAGE

23'6" wide x 24' deep (7.16m wide x 7.32m deep)

A large detached double garage having power and light and twin up and over doors to the front; located within the garage is a staircase rising to the first floor where there is an excellent suite situated in the eaves.

STUDIO/ANNEXE SPACE

23'6" max into alcove (20'11" x 16'2") (7.16m max into alcove (6.38m x 4.93m))

A fantastic studio space situated in the eaves that could be utilised for a variety of purposes, benefitting from ensuite facilities; having pitched roof, skylights to the rear, two dormer windows to the front and electric heating; this room would make a superb home office, studio or potential annexe for teenagers for dependent relatives.

A further door leads through into:

ENSUITE SHOWER ROOM

8'7" x 4'2" (2.62m x 1.27m)

Having a contemporary suite comprising large double length shower enclosure with glass screen and wall mounted Aqualisa electric shower, close coupled WC and vanity unit with inset washbasin with chrome mixer tap, tiled splash backs and contemporary towel radiator.

COUNCIL TAX BAND

Gedling Borough Council - Band F

TENURE

Freehold

ADDITIONAL NOTES

We are informed the property is on mains gas, electric, drainage and water (information taken from Energy performance certificate and/or vendor).

There maybe historic covenants within the title.

The property is located on a private driveway, shared with a handful of similar dwellings.

The property lies within the village conservation area.

ADDITIONAL INFORMATION

Please see the links below to check for additional information regarding environmental criteria (i.e. flood assessment), school Ofsted ratings, planning applications and services such as broadband and phone signal. Note Richard Watkinson & Partners has no affiliation to any of

the below agencies and cannot be responsible for any incorrect information provided by the individual sources.

Flood assessment of an area: _

<https://check-long-term-flood-risk.service.gov.uk/risk#>

Broadband & Mobile coverage:-

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Radon Gas:-

<https://www.ukradon.org/information/ukmaps>

School Ofsted reports:-

<https://reports.ofsted.gov.uk/>

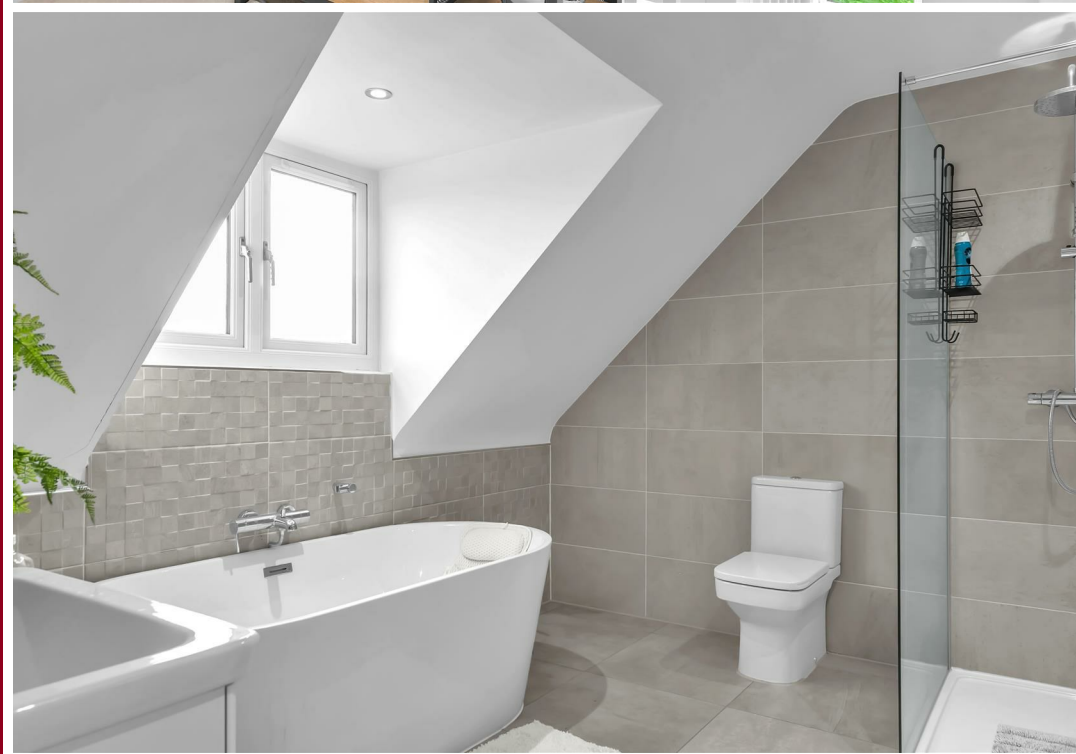
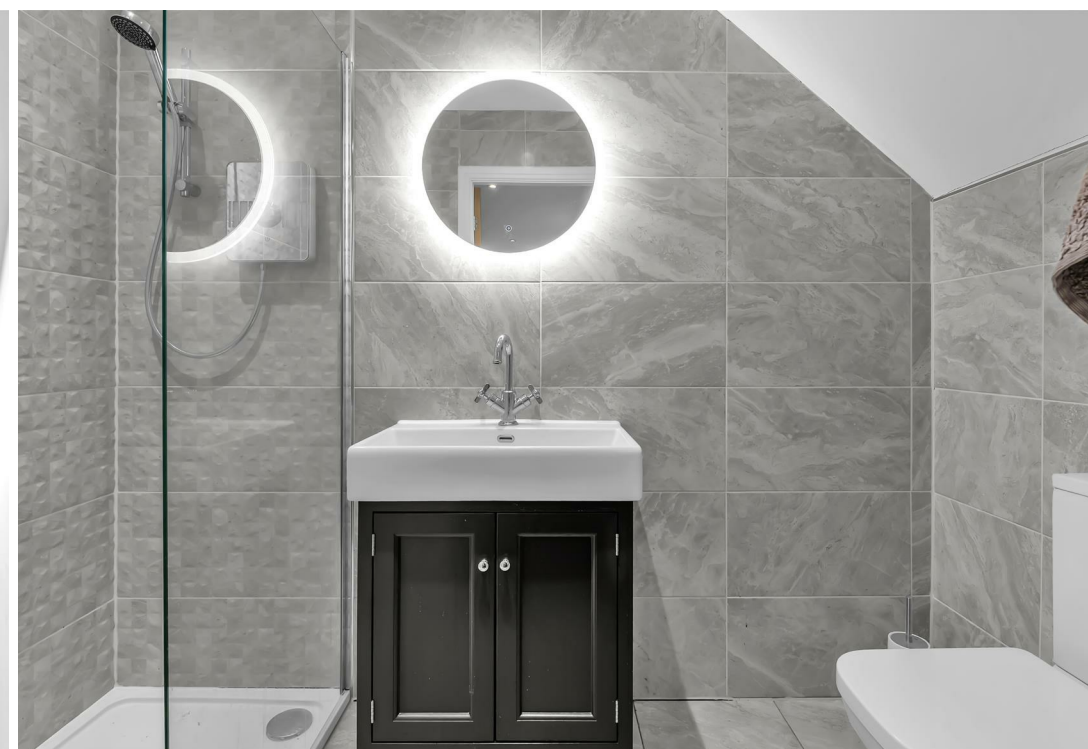
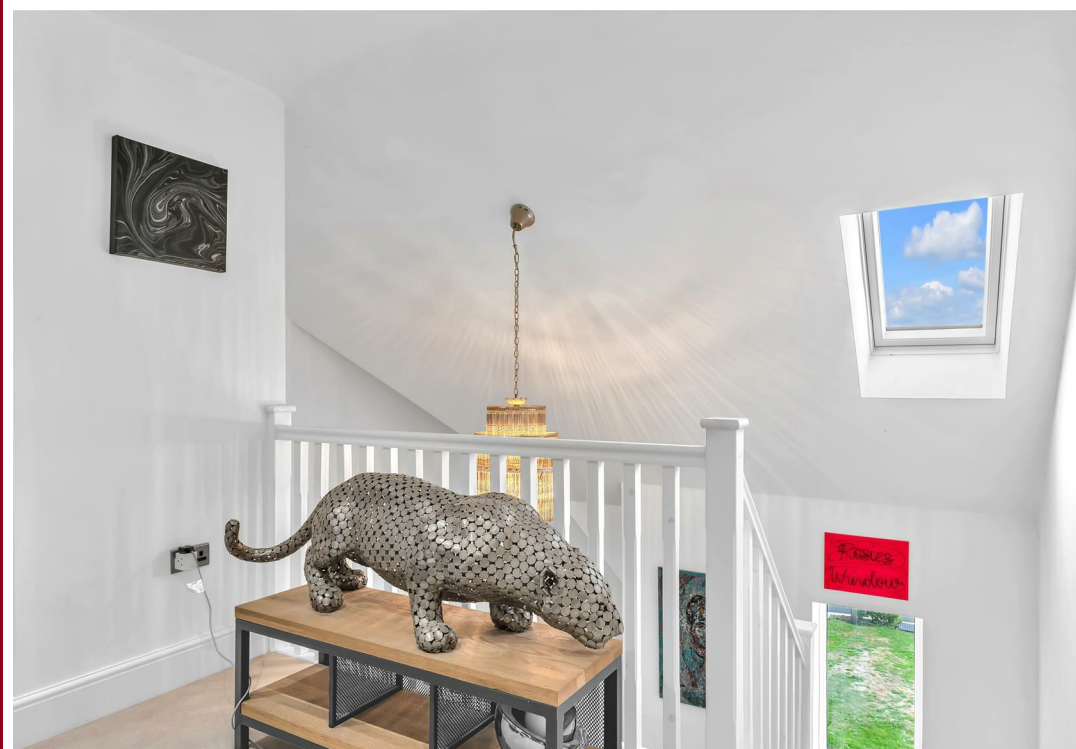
Planning applications:-

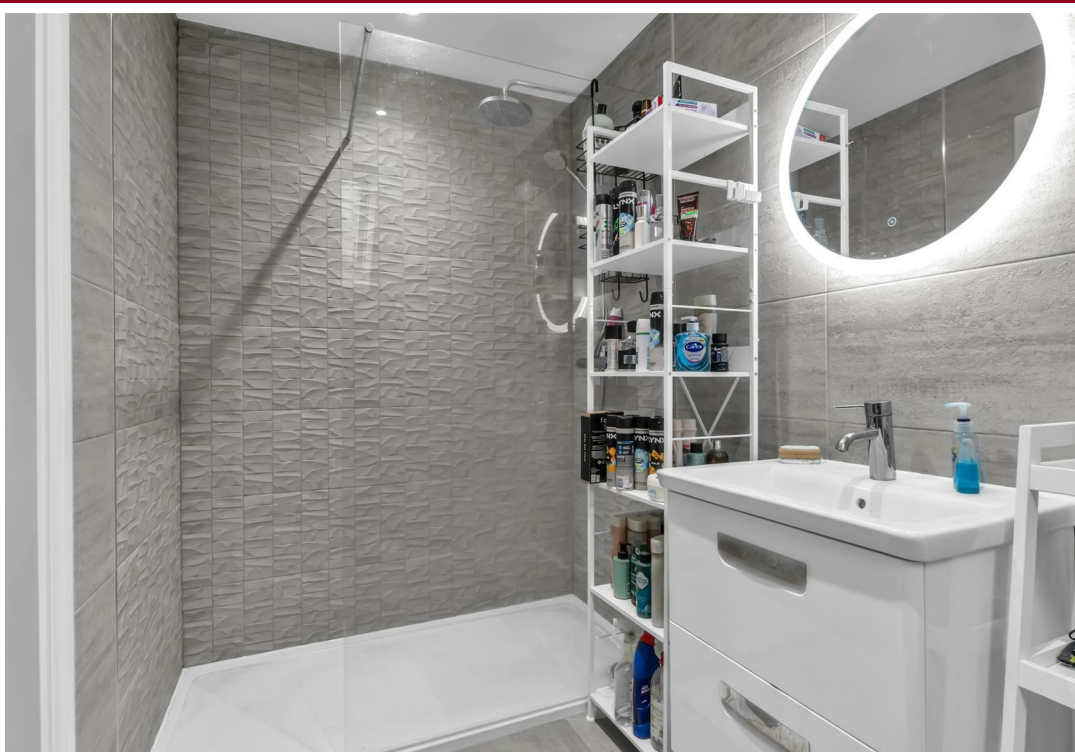
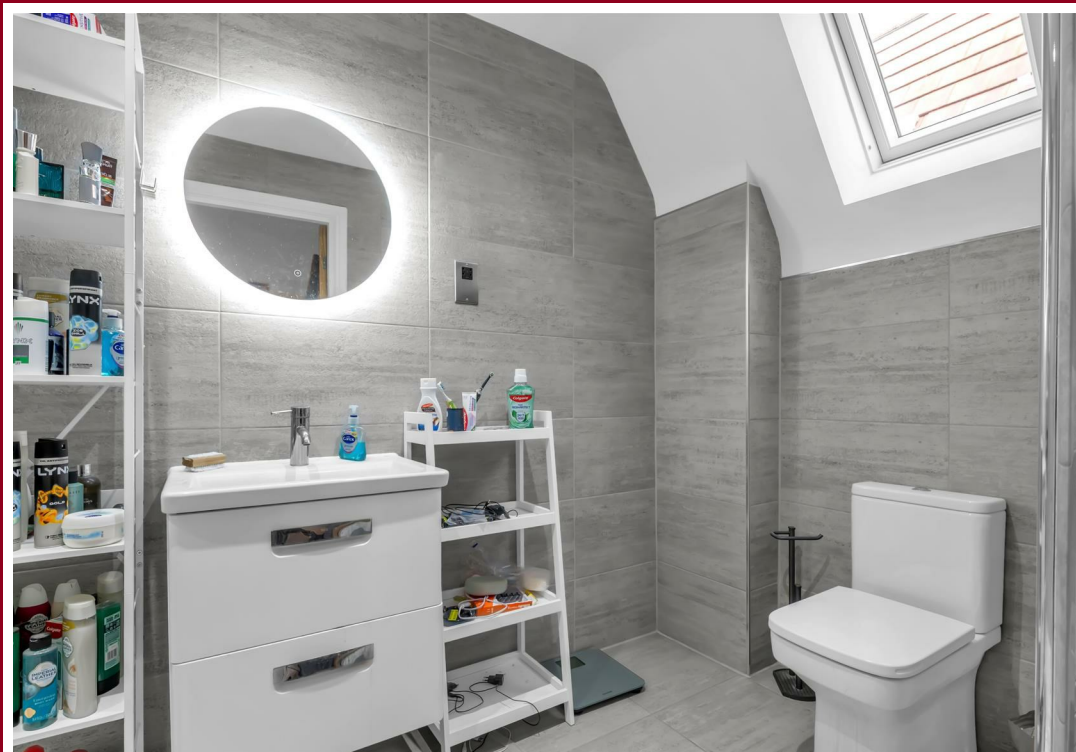
<https://www.gov.uk/search-register-planning-decisions>





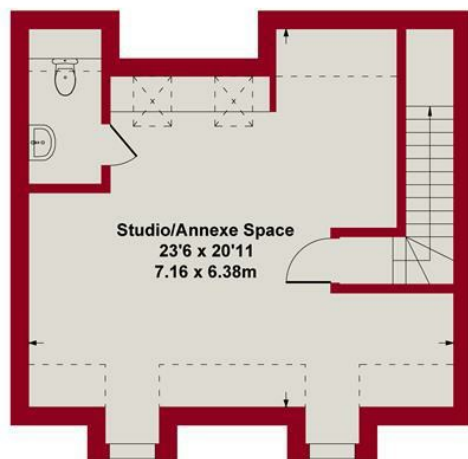




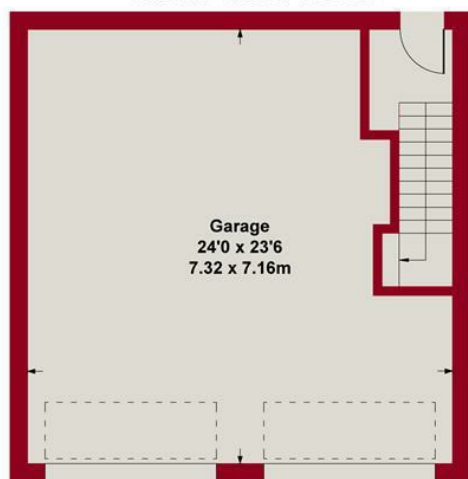






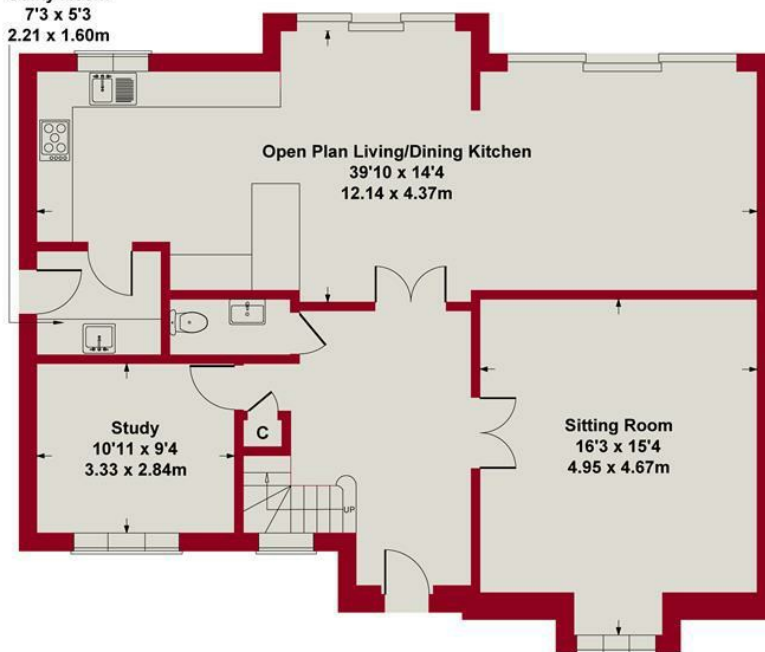


GARAGE FIRST FLOOR

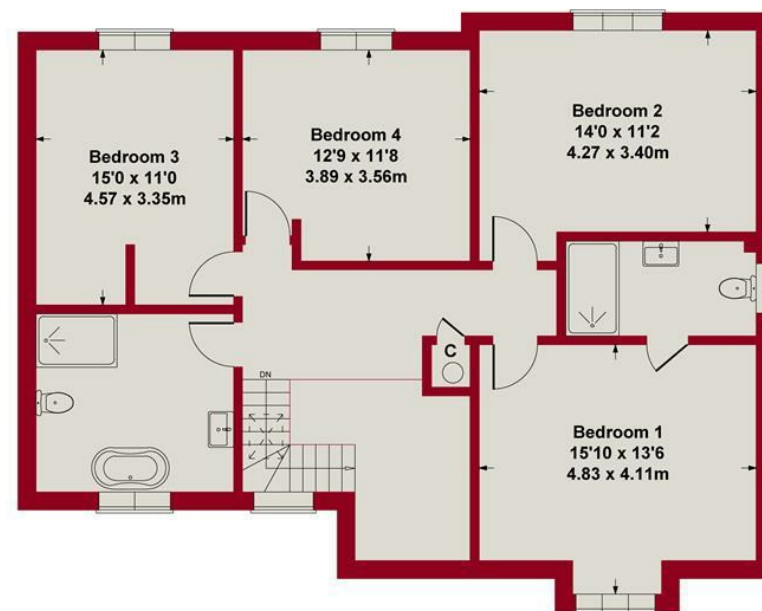


GARAGE GROUND FLOOR

Utility Room
7'3" x 5'3"
2.21 x 1.60m



GROUND FLOOR



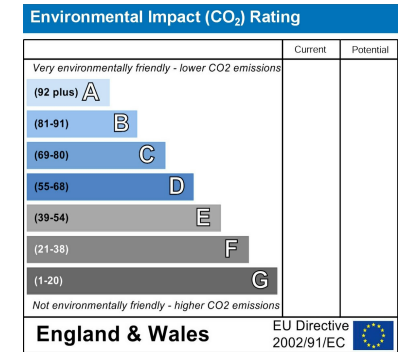
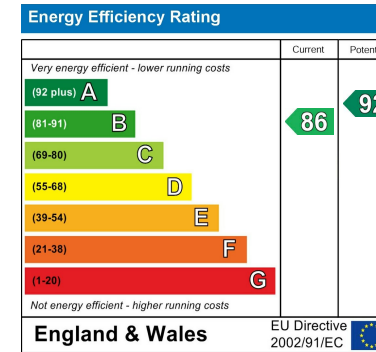
FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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Thinking of selling? For a FREE no obligation quotation call 01949 836678



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