



**42 Sunningdale Drive, Woodborough – NG14 6EQ**

Guide Price **£375,000**





## 42 Sunningdale Drive

Woodborough, Nottingham

NO CHAIN! Detached 2 bed bungalow with stunning countryside views - ideal single storey living opportunity! Spacious lounge, kitchen, conservatory, shower room, parking and lots of further potential.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Detached bungalow with stunning views and no onward chain
- Sought after Woodborough village with countryside walks and bus links close by
- Single storey living ideal for downsizers or buyers seeking peaceful village life
- Bright and spacious lounge with dual aspect windows and feature fireplace
- Well-equipped shaker style kitchen with range of integrated appliances
- Large light filled side conservatory with garden views
- Two double bedrooms (main bedroom with wardrobe storage)
- Stylish three-piece shower room with walk in shower enclosure
- Potential for third bedroom and additional shower room (subject to permissions)
- Beautiful rear garden with pergola, patio and summerhouse









Floor 0 Building 1



Floor 0 Building 2

Approximate total area<sup>(1)</sup>

109.2 m<sup>2</sup>  
1175 ft<sup>2</sup>

(1) Excluding balconies and terraces

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

GIRAFFE360



## David James Estate Agents

David James Estate Agents, 45B Plains Road - NG3 5JU

0115 962 4213 • [mapperley@david-james.com](mailto:mapperley@david-james.com) • [www.david-james.com](http://www.david-james.com)

These particulars are produced in good faith and are set out as a general guide only. Measurements are approximate and floor plans are for illustrative purposes only. Services have not been tested. We have established professional relationships with third-party suppliers for the provision of services to Clients, details of which can be found on the property listing page on our website.