

Emma Terry Homes

moving made personal



6 Ploughman Avenue

Woodborough, Nottingham, NG14 6DE

Offers over £435,000



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Fully renovated throughout to an exceptional standard, this four-bedroom detached home in Woodborough offers a true turn-key opportunity, ready to move straight into. The property features a bright and spacious lounge, along with a stunning open-plan kitchen/diner complete with bi-fold doors opening onto the rear, creating an excellent space for entertaining and family living. The ground floor also includes two well-proportioned bedrooms and a modern family bathroom, providing flexible accommodation for a range of buyers.

To the first floor are two further bedrooms and a versatile additional space which could be used as a home office, dressing area or playroom depending on requirements. Externally, the property benefits from off-street parking and garden areas to both the front and rear, offering low-maintenance outdoor space to suit a variety of lifestyles.

With its modern amenities and inviting atmosphere, this property on Ploughman Avenue is a must-see for anyone looking to settle in a friendly and picturesque neighbourhood.



PORCH

Entrance door to property and door through to entrance hall.

ENTRANCE HALL

A central heating radiator, doors through to lounge, bathroom, bedroom 3, 4, stairs to first floor and opening into the kitchen/diner.

KITCHEN/DINER

24'5" x 11'10" (7.45 x 3.63)

A variety of fitted units, integrated fridge/freezer and dishwasher, Range cooker with extractor fan, sink with mixer tap and drainer, island with storage, a central heating radiator, UPVC double glazed window to rear and bi-fold doors to rear.

LOUNGE

15'0" x 12'1" (4.59 x 3.70)

A central heating radiator, feature gas fire and UPVC double glazed window to front.

BEDROOM 3

12'0" x 10'5" (3.67 x 3.19)

A central heating radiator and UPVC double glazed obscure window to side.

BEDROOM 4

12'0" x 8'10" (3.66 x 2.70)

A central heating radiator and UPVC double glazed window to front.

BATHROOM

Low level flush WC, wash hand basin in vanity unit with mixer

tap, P-shaped bath with mains shower over, heated towel rail, built-in storage (space for washer and dryer) and UPVC double glazed obscure window to side.

LANDING

Doors through to bedroom 1, 2 and walk-in-wardrobe/office and UPVC double glazed window to side.

BEDROOM 1

12'0" x 12'0" (3.68 x 3.67)

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

WALK-IN-WARDROBE/OFFICE

8'7" x 6'8" (2.64 x 2.05)

Access to eaves storage.

BEDROOM 2

12'0" x 11'10" (3.67 x 3.62)

A central heating radiator and UPVC double glazed window to front.

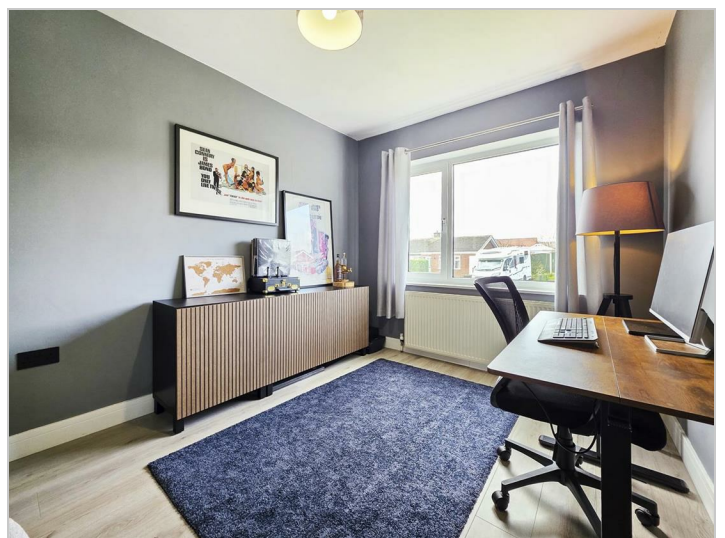
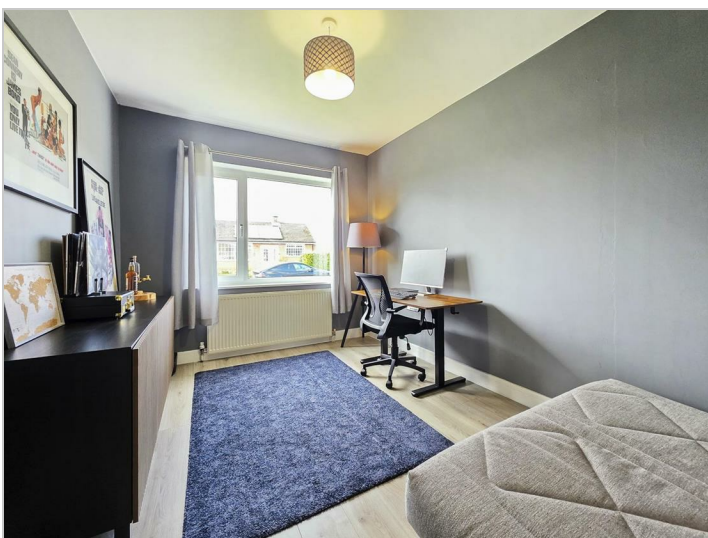
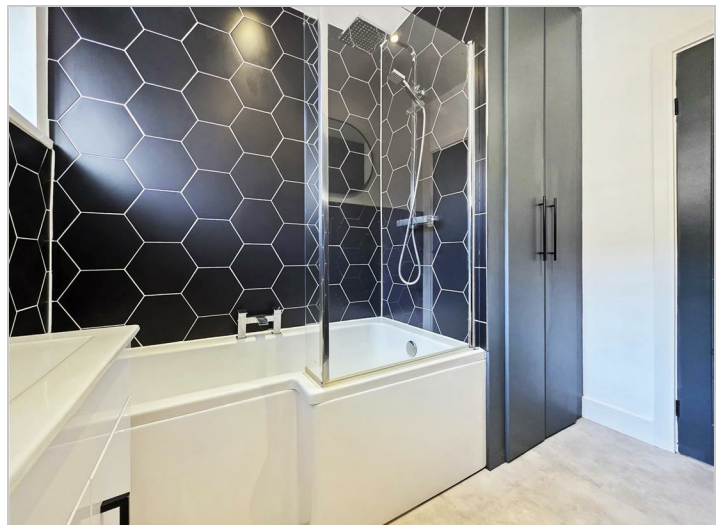
OUTSIDE

The front of the property provides a double driveway offering off-street parking and access to the garage, along with a front garden laid mainly to lawn and gated access leading to the rear. The rear garden features a modern composite decking seating area with steps down to a good-sized lawn, bordered by mature bushes and shrubs which provide privacy and create a pleasant, established outdoor space.

GARAGE

Power and lighting.

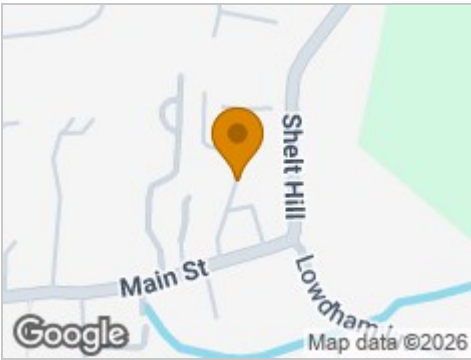








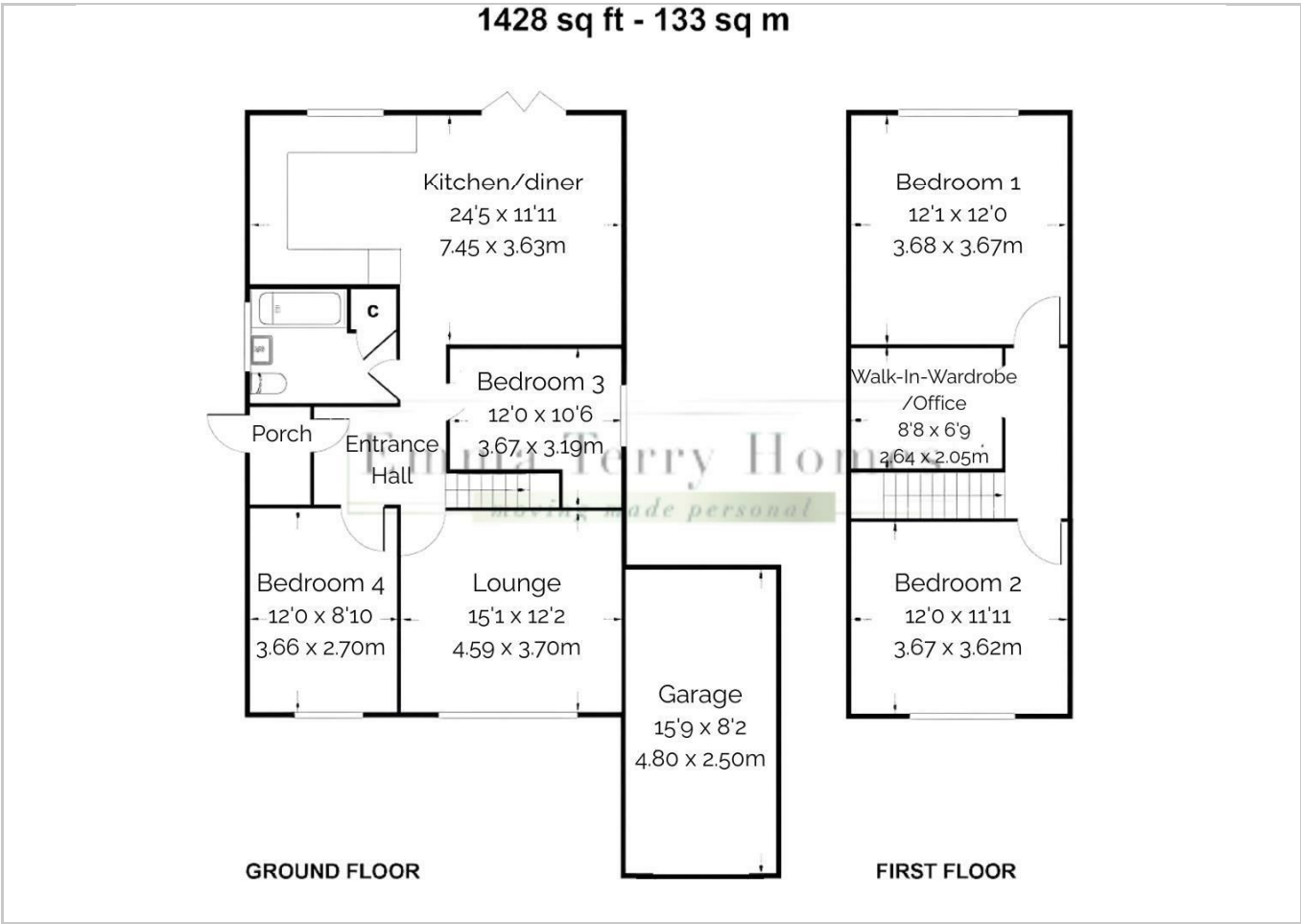
Road Map



Hybrid Map



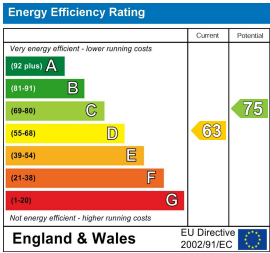
Terrain Map



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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