Robert Ellis

look no further...

A STUNNING FAMILY HOME WITH VIEWS!

Smalls Croft

Woodborough, Nottingham NG14 6EY

Guide Price £550,000 Freehold

GUIDE PRICE £550,000 - £570,000
Robert Ellis Estate Agents are delighted to bring to the market this fantastic four-bedroom detached family home, situated in the highly sought-after village of Woodborough. Boasting spacious accommodation, a generous driveway and breath-taking countryside views to the rear, this property is perfect for families looking for a home in a beautiful village setting.

Upon entering, you are welcomed into a spacious entrance hallway, leading through to a fantastic kitchen diner, offering ample storage, integrated appliances and plenty of room for family dining and entertaining. The impressive lounge provides a wonderful space to relax, with sliding doors overlooking the garden and stunning countryside beyond. A conservatory, separate utility room, study and ground floor WC complete the accommodation.

To the first floor are four well-proportioned bedrooms, including a generous principal bedroom benefiting from its own en-suite shower room. Two of the bedrooms enjoy picturesque views across the surrounding fields, while a modern family bathroom serves the remaining bedrooms.

Outside, the property benefits from a substantial driveway providing off-road parking for multiple vehicles, alongside an integral garage. To the rear is a beautifully established garden featuring a patio, lawn and mature planting, all complemented by spectacular uninterrupted views across open countryside, creating the perfect setting for relaxing or entertaining.

Situated in the desirable village of Woodborough, the property enjoys a wonderful semi-rural setting whilst remaining conveniently located for local shops, schools, village amenities and access to Nottingham City Centre.

A fantastic opportunity to purchase a spacious family home with countryside views that really must be seen to be appreciated!

Entrance Hallway
UPVC entrance door to the front elevation, carpeted flooring, coving to the ceiling, two wall mounted radiators, storage cupboard, staircase leading to the first floor landing, doors leading through to:

Study
UPVC double glazed window to the front elevation,

Kitchen Diner
26'62 x 10'24 approx (7.92m x 3.05m approx)
A range of wall and base units with worksurfaces over incorporating a sink and drainer unit with mixer tap, tiled splashbacks, four ring induction hob, single ring gas hob, extractor hood, integrated double oven, space and point for a fridge freezer, space and plumbing for a dishwasher, laminate flooring, UPVC double glazed window to the front elevation, wall mounted radiator, spotlights to the ceiling, bi-folding door leading through to the living room, UPVC double glazed door leading through to the conservatory, archway leading through to the utility room.

Utility Room
6'78 x 4'54 approx (1.83m x 1.22m approx)
A range of wall and base units with worksurfaces over incorporating a circular sink with mixer tap, space and plumbing for a washing machine, space and point for a tumble dryer, laminate flooring, UPVC double glazed window, spotlights to the ceiling, wall mounted radiator, door leading through to the garage.

Living Room
21'07 x 11'92 approx (6.58m x 3.35m approx)
Vertical wall mounted radiator, coving to the ceiling, carpeted flooring, UPVC double glazed window to the rear elevation and UPVC double glazed sliding door to the rear elevations with picturesque views.

Conservatory
11'10 x 8'79 approx (3.61m x 2.44m approx)
Tiled flooring, UPVC double glazed windows, UPVC double glazed French doors leading out to the garden, wall mounted radiator, power and lighting.

Ground Floor WC
6'07 x 4'30 approx (2.01m x 1.22m approx)
UPVC double glazed window to the side elevation, tiled flooring, tiled splashbacks, wall mounted radiator, WC, handwash basin with mixer tap.

First Floor Landing
Carpeted flooring, UPVC double glazed window to the side elevation, coving to the ceiling, loft access hatch with loft ladder, wall mounted radiator, doors leading through to:

Bedroom One
14'30 x 9'88 approx (4.27m x 2.74m approx)
UPVC double glazed window to the front elevation, wall mounted radiator, carpeted flooring, coving to the ceiling, door leading through to the en-suite.

En-Suite
5'80 x 5'61 approx (1.52m x 1.52m approx)
Vinyl flooring, UPVC double glazed window to the front elevation, tiled splashbacks, vanity wash hand basin with mixer tap, heated towel rail, WC, shower enclosure with mains fed shower, spotlights to the ceiling.

Bedroom Two
10'40 x 11'55 approx (3.05m x 3.35m approx)
Carpeted flooring, coving to the ceiling, wall mounted radiator, UPVC double glazed window to the rear elevation with picturesque views.

Bedroom Three
10' x 9'22 (to the wardrobes) approx (3.05m x 2.74m (to the wardrobes) approx)
Carpeted flooring, built-in wardrobes, wall mounted radiator, UPVC double glazed window to the rear elevation with picturesque views.

Bathroom
5'77 x 6'34 approx (1.52m x 1.83m approx)
UPVC double glazed window to the side elevation, tiled flooring, tiled splashbacks, vanity wash hand basin with mixer tap, heated towel rail, WC, bath with mains fed Bluetooth Mira power shower over, spotlights to the ceiling.

Bedroom Four
10'34 x 8'15 approx (3.05m x 2.44m approx)
UPVC double glazed window to the side elevation, built-in storage, carpeted flooring, wall mounted radiator.

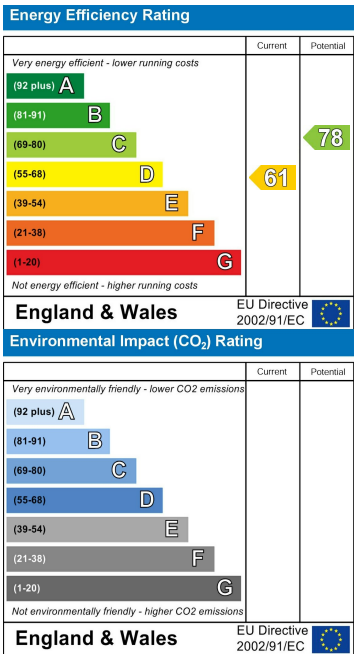
Outside

Front of Property
To the front of the property there is a large driveway providing off the road parking for multiple vehicles.

Garage
Up and over electric smart door to the front elevation, UPVC door to the side elevation, a range of base units with worksurfaces over, housing the boiler, UPVC double glazed window to the rear elevation.

Rear of Property
To the rear of the property there is an enclosed garden incorporating a paved patio area, lawn, a range of mature plants, shrubs and trees set within established flowerbeds and borders, including a pear tree, an electric sunshade, outdoor tap, gated side access leading to the front of the property, fencing and hedging to the boundaries, and picturesque views across the neighbouring countryside.

Agents Notes: Additional Information
Council Tax Band: E
Local Authority: Gedling
Electricity: Mains supply
Water: Mains supply
Heating: Mains gas
Septic Tank : No
Broadband: BT, Sky, Virgin
Broadband Speed: Standard 4mbps Superfast 46mbps
Phone Signal: 02, Vodafone, EE, Three
Sewage: Mains supply
Flood Risk: No flooding in the past 5 years
Flood Defences: No
Non-Standard Construction: No
Any Legal Restrictions: No
Other Material Issues: No



These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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