

# Emma Terry Homes

*moving made personal*



8 Sunningdale Drive

Woodborough, Nottingham, NG14 6EQ

Offers over £599,950



# 8 Sunningdale Drive, Woodborough, Nottingham NG14 6EQ

**\*\* No Upward Chain \*\***

Beautifully renovated and thoughtfully extended, this impressive four-bedroom detached home on Sunningdale Drive in Woodborough offers stylish and versatile accommodation finished to a high modern standard throughout. The ground floor features a welcoming lounge, stunning open-plan kitchen/diner ideal for entertaining, and a bright sun room with bi-fold doors opening directly onto the rear garden. There is also a useful utility room, boot room and WC, along with two well-proportioned downstairs bedrooms and a contemporary 4-Piece bathroom suite, making it perfect for flexible family living or multi-generational needs.

To the first floor are two further generous bedrooms, both benefitting from en-suite shower rooms, with the principal suite also enjoying a walk-in wardrobe for added convenience and luxury. Externally, a driveway to the front provides off-street parking for multiple vehicles and leads to the garage, while the fully landscaped rear garden boasts a variety of patio areas, creating ideal spaces for outdoor dining, entertaining and relaxing throughout the year.

Woodborough itself is a picturesque and highly sought after village, known for its friendly community and beautiful surroundings. With local amenities including pubs, a health club, shop and village school, alongside excellent transport links to Nottingham city centre, you can enjoy the tranquillity of village life while still having easy access to urban conveniences.



## ENTRANCE HALL

Composite entrance door to property, two central heating radiators, doors through to lounge, kitchen/diner, WC, utility, bathroom, bedroom 1 and 2 and stairs to first floor.

## LOUNGE

21'1" x 12'3" (6.44 x 3.75)

Two central heating radiators, electric feature fire and UPVC double glazed window to front.

## KITCHEN/DINER

19'10" x 12'5" (6.06 x 3.81)

A variety of wall and base units, built-in oven and microwave combi oven with warming draw, induction hob with extractor fan, integrated fridge/freezer and dishwasher, island with storage and inset 1 1/2 bowl sink with QETTLE boiling and filtered water tap and worktop drainer and underfloor heating.

## SUN ROOM

11'4" x 16'2" (3.46 x 4.95)

Two Velux windows, underfloor heating, Aluminium fixed apex window and Aluminum bi-fold doors to rear.

## WC

Enclosed toilet system WC, wash hand basin with mixer

tap, underfloor heating and UPVC double glazed obscure window to side.

## UTILITY

9'9" x 5'6" (2.99 x 1.68)

Base units, sink with mixer tap and drainer, built-in storage cupboard, space for washing machine, underfloor heating, UPVC double glazed obscure window to side and access through to boot room.

## BOOT ROOM

Houses combi-boiler, built-in storage cupboard, internal access to garage and side entrance door to property.

## BATHROOM

8'5" x 14'0" (2.57 x 4.29)

Fitted with a freestanding bath with floor-mounted mixer tap and handheld shower attachment, low level flush WC, dual wash hand basins with mixer taps, walk-in glass shower enclosure, LED wall-mounted mirror, Reina Claro designer chrome heated towel rail, Reina Slimline vertical flat panel radiator and a UPVC double glazed obscure window to the rear.

## BEDROOM 1

12'1" x 15'10" (3.70 x 4.83)

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

**BEDROOM 2**

12'7" x 9'1" (3.84 x 2.77)

Underfloor heating and UPVC double glazed window to rear.

**LANDING**

Doors through to Bedroom 3 and 4.

**BEDROOM 3**

7'6" x 14'1" (2.29 x 4.30)

A central heating radiator, UPVC double glazed window to rear and door through to ensuite.

**ENSUITE**

Low level flush WC, wall-hung wash hand basin with mixer tap, glass shower enclosure, heated towel rail, built-in storage and Velux window.

**BEDROOM 4**

10'2" x 14'1" (3.10 x 4.30)

A central heating radiator, UPVC double glazed window to rear and access through to Walk-In-Wardrobe and Ensuite.

**WALK-IN-WARDROBE**

Fitted storage units.

**ENSUITE**

Enclosed toilet system WC, wall-hung wash hand basin with mixer tap, walk-in glass shower enclosure, LED wall-mounted mirror, pull-out laundry storage basket, pull-out storage cupboard, heated towel rail and a Velux window.

**GARAGE**

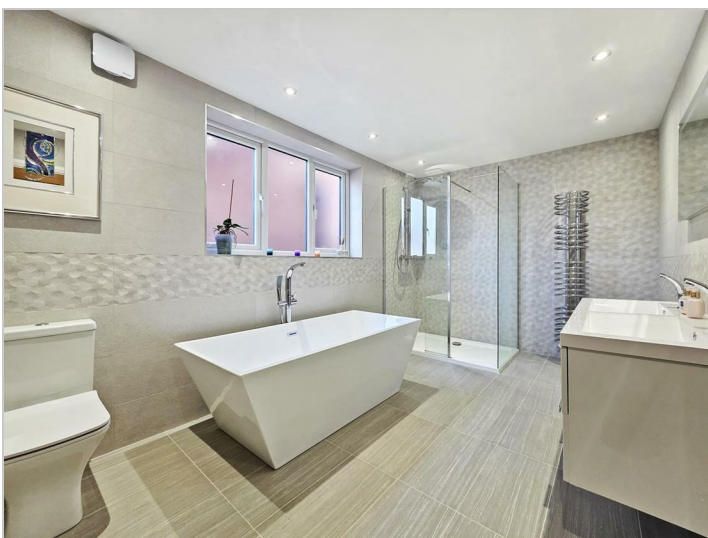
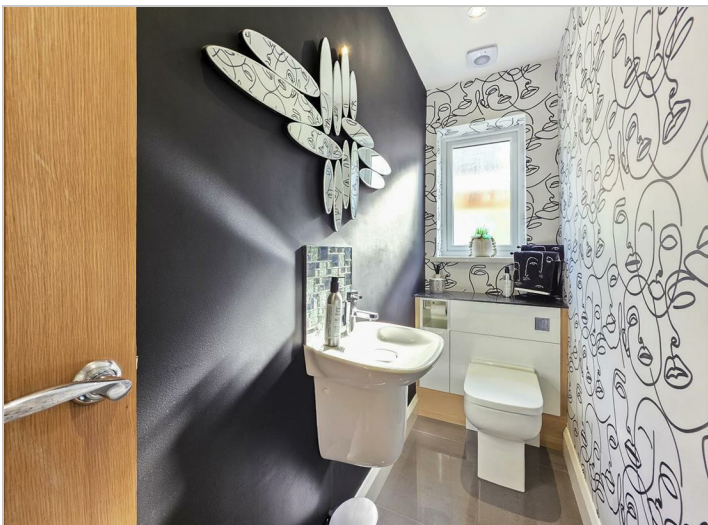
9'10" x 15'7" (3.02 x 4.76)

Power and lighting.

**OUTSIDE**

The front of the property is mainly laid to lawn with a driveway provides off-street parking for multiple vehicles access to the garage and gated access to rear, while the fully landscaped rear garden offers a variety of patio areas complemented by a perfect balance of open space and mature planting, creating an attractive and private setting for relaxing or entertaining.









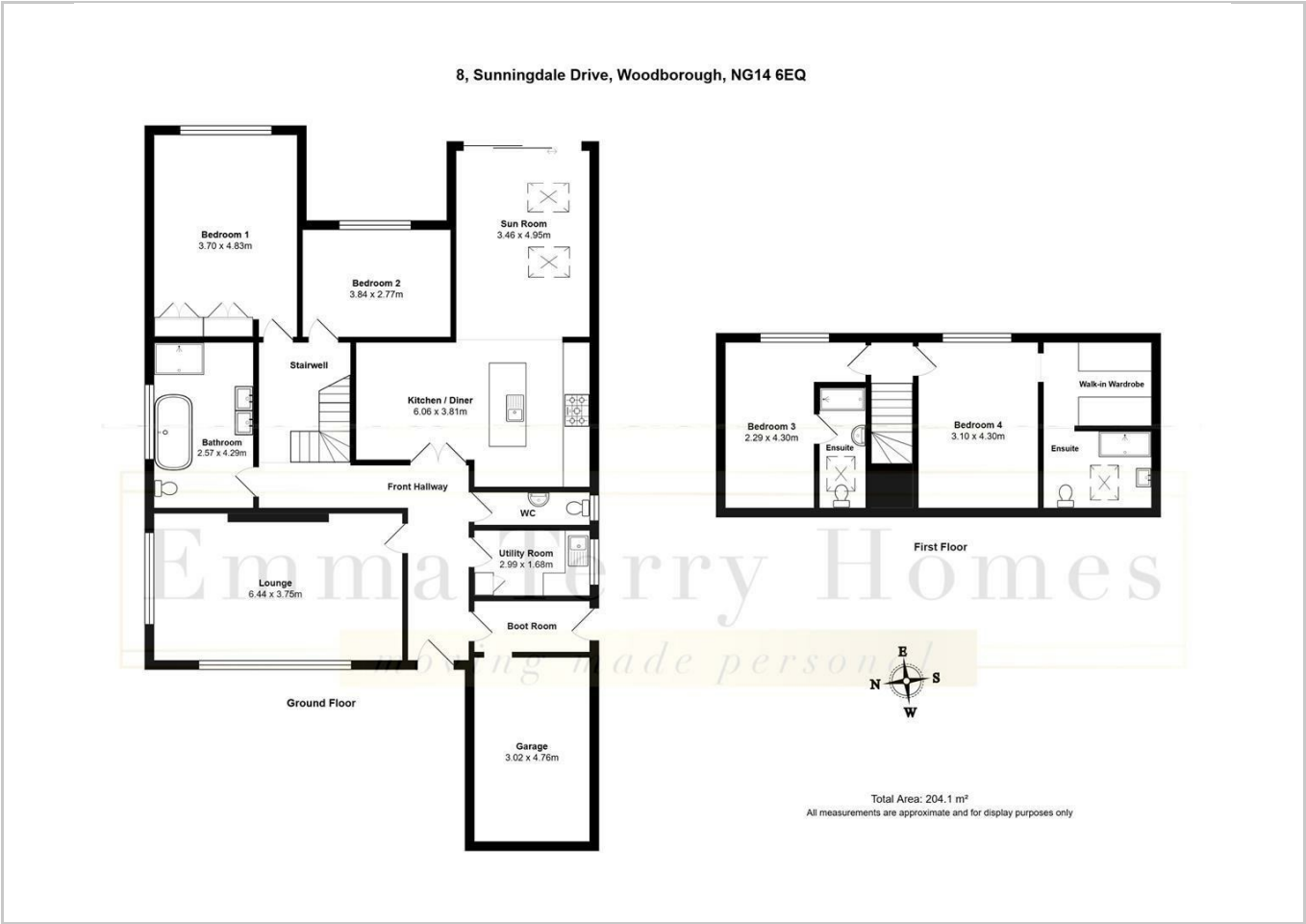
Road Map



Hybrid Map



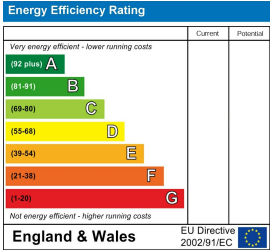
Terrain Map



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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