



2 Buckland Drive, Woodborough, NG14 6EU

£500,000

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 Marriotts



# 2 Buckland Drive Woodborough, NG14 6EU

- Four bedrooms
- Four reception rooms
- Double garage
- Master en-suite & dressing room
- Kitchen and utility room
- Hall with down downstairs toilet

A spacious detached family home in the popular village of Woodborough, for sale with NO UPWARD CHAIN!! Four bedrooms with master en-suite and dressing room, hall with downstairs toilet, four reception rooms, kitchen and utility room. Good sized end/corner plot!

£500,000



#### Entrance Hall

With front entrance door, wooden flooring, dog leg staircase to the first floor with an under-stair cupboard. Radiator, cloaks cupboard, doors to both the downstairs toilet and kitchen and double doors through to the living room.

#### Downstairs Toilet

Consisting of a toilet and a pedestal wash basin with half-tiled walls and a built-in three-door cupboard housing the gas boiler.

#### Living Room

Marble fireplace and hearth with decorative stone surround and living flame coal effect gas fire. Two radiators, double-glazed sliding patio doors to the rear garden and door through to the dining room.

#### Dining Room

With a double-glazed side window, radiator and door through to the study.

#### Study

With UPVC double-glazed rear window and radiator.

#### Kitchen

A range of units with timber doors and tiled worktops and splashbacks with an inset one-and-a-half bowl sink unit and drainer. Integrated electric double oven, separate microwave, four gas hob and an integrated dishwasher. Recessed ceiling spotlights, UPVC double-glazed front window and a doorway through to the breakfast room.



### Breakfast Room

With radiator, UPVC double-glazed double doors to the patio, built-in wall and base units and door to the utility room.

### Utility Room

Several wall and base units with marble effect worktops and an inset stainless steel sink unit and drainer. Plumbing for a washing machine, UPVC double-glazed rear window and connecting door to the garage.

### Garage

A double garage with a single up and over door, light, power and also houses the RCD board.

### First Floor Landing

With UPVC double-glazed window on the half landing, loft access, radiator and airing cupboard housing the hot water cylinder.

### Bedroom 1

Built-in eight-door limed oak wardrobe, UPVC double-glazed rear window, radiator and door through to the dressing room.

### Dressing Room

Built-in three-door wardrobe, UPVC double-glazed rear window and door to the en-suite.

### En-suite

Consisting of a corner tiled cubicle with concealed cistern toilet and wash basin set into a tiled surround with an electric shaver point. Downlights, radiator and UPVC double-glazed side window.

### Bedroom 2

Fitted six-door part mirrored wardrobes, separate built-in double wardrobe with overhead storage, UPVC double-glazed front window and radiator.

### Bedroom 3

Built-in double wardrobe with overhead storage, UPVC double-glazed side window and radiator.

### Bedroom 4

UPVC double-glazed front window and radiator.

### Bathroom

A white suite consisting of a bath with a glass screen, full height tiled surround and chrome mains shower. Dual flush toilet, pedestal wash basin, half matching tiling to the remaining walls, ladder towel rail, and electric shaver point. Ceiling downlights and UPVC double-glazed side window.

### Outside

To the front, there is an extensive block-paved driveway, with an up and over-doorway into the garage and side gated access leading to the rear. To the rear is a good-sized paved patio with an outside tap and an ample-sized lawned garden with mature trees, enclosed with a mixture of hedging and fencing to the perimeter.

### Material Information







TENURE: Freehold  
COUNCIL TAX: Gedling Borough Council - Band F  
PROPERTY CONSTRUCTION: Cavity Brick  
ANY RIGHTS OF WAY AFFECTING PROPERTY: no  
CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: no  
FLOOD RISK: low  
ASBESTOS PRESENT: n/k  
ANY KNOWN EXTERNAL FACTORS: n/k  
LOCATION OF BOILER: downstairs cloakroom  
UTILITIES - mains gas, electric, water and sewerage.  
MAINS GAS PROVIDER: TBC  
MAINS ELECTRICITY PROVIDER: TBC  
MAINS WATER PROVIDER: Severn Trent  
MAINS SEWERAGE PROVIDER: Severn Trent  
WATER METER: n/k  
BROADBAND AVAILABILITY: Please visit Ofcom - Broadband and Mobile coverage checker.  
MOBILE SIGNAL/COVERAGE: Please visit Ofcom - Broadband and Mobile coverage checker.  
ELECTRIC CAR CHARGING POINT: not available.  
ACCESS AND SAFETY INFORMATION: level access







This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>78</b>
(55-68) <b>D</b>	<b>69</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



**Please contact us on 0115 953 6644 should you wish to arrange to view this property or if you require any further information.**

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