

# Emma Terry Homes

*moving made personal*



## 8 Ploughman Avenue

Woodborough, Nottingham, NG14 6DE

Offers over £399,500



# 8 Ploughman Avenue, Woodborough, Nottingham NG14 6DE

This delightful three-bedroom bungalow on Ploughman Avenue, Woodborough offers a perfect blend of comfort and modern living. As you approach the property, you will be greeted by a well-kept front garden that enhances its curb appeal, along with a convenient driveway providing off-street parking for your vehicles.

Step inside to discover a spacious and contemporary kitchen/diner, designed to be the heart of the home. This inviting space is perfect for both family meals and entertaining guests, featuring bi-fold doors that seamlessly connect the indoors with the rear garden. These doors not only flood the area with natural light but also create a wonderful flow for outdoor living during the warmer months.

The bungalow boasts three well-proportioned bedrooms, providing ample space for family, guests, or even a home office.

The rear garden is a decent size and is well-maintained, offering a private outdoor space for relaxation, gardening, or children's play. Whether you wish to enjoy a quiet morning coffee or host summer barbecues, this garden is sure to meet your needs.

In summary, this bungalow on Ploughman Avenue is a fantastic opportunity for those seeking a modern, comfortable home in a peaceful setting. With its attractive features and convenient location, it is not to be missed.



## ENTRANCE HALL

Entrance door to property, a central heating radiator and doors through to Living Kitchen, Lounge, Bedroom 1, 2, 3 and Bathroom.

## LIVING KITCHEN

18'2" x 12'0" (5.56 x 3.66)

A variety of wall and base units, an inset single bowl sink with mixer tap and built-in appliances including an induction hob with extractor fan, integrated oven, washing machine, dishwasher and fridge/freezer, two central heating radiators, booth style breakfast bench with storage and double glazed bi-fold doors to rear.

## LOUNGE

15'1" x 12'11" (4.60 x 3.94)

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

## BEDROOM 1

12'0" x 11'10" (3.68 x 3.62)

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

## BEDROOM 2

12'0" x 10'0" (3.68 x 3.06)

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

## BEDROOM 3

12'2" x 8'11" (3.72 x 2.73)

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

## BATHROOM

A four piece suite including mains shower cubicle sliding doors, bath with mixer tap, low level flush WC and a wash hand basin in vanity unit, chrome heated towel rail and a UPVC double glazed obscure window to side.

## OUTSIDE

To the front there is a well manicured lawn and driveway providing off-street parking.

Gated access to side leads through to a fully enclosed rear garden. A paved patio seating area extends directly from the bi-fold doors and leads to the lawn area, while gravelled beds, raised timber sleeper planters and additional planted borders add colour and texture throughout.









Road Map



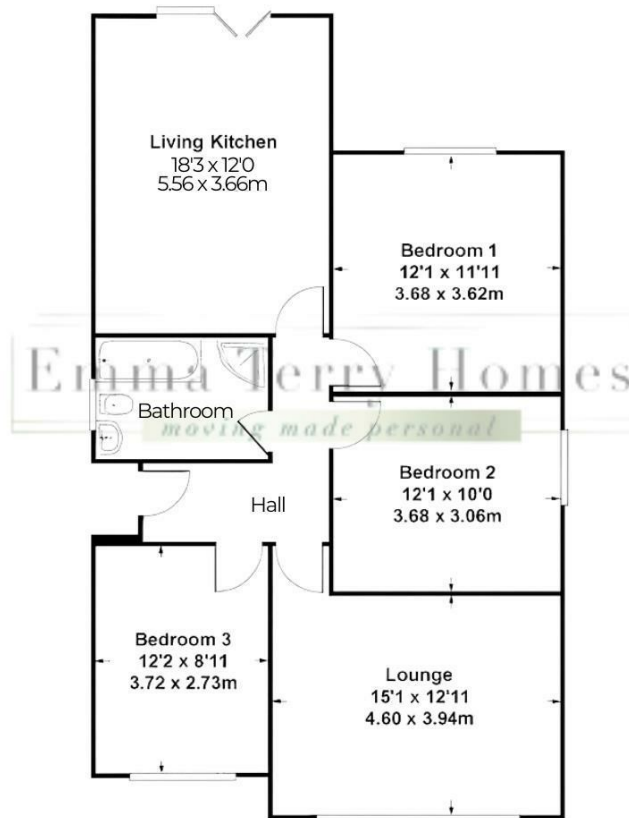
Hybrid Map



Terrain Map



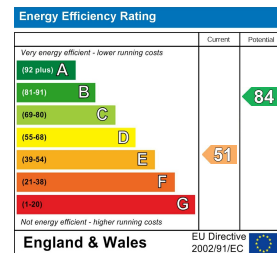
**Approximate Gross Internal Area  
969 sq ft - 90 sq m**



**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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