



7 Simon Close, Woodbeck, DN22
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KEY FEATURES

- NO UPWARD CHAIN
- QUIET RURAL LOCATION
- THREE BEDROOMS
- SPACIOUS LOUNGE WITH DINING AREA
- KITCHEN
- LARGE GARDEN
- EPC RATING E
- FREEHOLD





This well-presented semi-detached house offers a practical and versatile layout, ideally suited for a range of potential buyers. The property comprises three bedrooms and one bathroom, providing comfortable accommodation for families and individuals alike. A spacious lounge with dining area serves as the focal point of the home, offering ample space for both relaxation and entertaining. The kitchen is thoughtfully arranged to maximise utility and ease of use. The property is arranged over two floors, with well-proportioned rooms throughout, facilitating a balanced and efficient living environment. The bathroom is fitted with essential fixtures, supporting the needs of a modern household.

Externally, the property benefits from a substantial private garden, which presents scope for outdoor enjoyment and potential for further gardening or landscaping projects. This generous outdoor area is complemented by a driveway, providing convenient off-road parking for multiple vehicles.

Further practical features include freehold tenure, ensuring greater flexibility and security for purchasers, and solid fuel heating. The property is offered with no upward chain, facilitating a straightforward purchase process for those seeking to progress without delay. An EPC rating of 'E' applies.

Local area

Woodbeck, situated in Nottinghamshire, provides a quiet rural setting with a relaxed pace of life. This locality is characterised by its tranquil surroundings and low levels of through-traffic, making it an appealing choice for those seeking a peaceful environment. Local transport links and amenities are accessible, supporting the day-to-day needs of residents. The location also allows for convenient access to the wider areas of Nottinghamshire for work or leisure.

Entrance hallway

Accessed via a upvc door with double glazed obscure glass, the entrance hallway provides a bright first impression. Features include a single panel radiator, useful under-stairs storage space and a double glazed window to the side aspect.

Lounge 6.08m x 4.1m (19'11" x 13'6")

The heart of the home, this spacious dual-aspect lounge is filled with natural light from double glazed windows to the front and rear. A fireplace with surround and solid fuel burner creates a cosy focal point, complemented by a double panel radiator and tv point – ideal for relaxing evenings or entertaining guests.

Kitchen 2.31m x 3.33m (7'7" x 10'11")

The kitchen is fitted with a range of wall and floor mounted units and offers two double glazed windows overlooking the rear garden. There is space and plumbing for a freestanding washing machine, space for a cooker and tumble dryer, along with a sink, drainer and mixer tap. A upvc



door with double glazed obscure glass provides additional side access. Double panel radiator.

Landing

With a double glazed window to the side aspect, carpeted flooring and access to the loft space.

Bedroom one 3m x 2.87m (9'10" x 9'5")

A comfortable double bedroom with a rear-facing double glazed window, single panel radiator and built-in storage space.

Bedroom two 2.95m x 2.87m (9'8" x 9'5")

Front-facing double bedroom with double glazed window and single panel radiator.

Bedroom three 2.07m x 2.77m (6'10" x 9'1")

A versatile third bedroom, ideal as a nursery, home office or dressing room, with rear-facing double glazed window and single panel radiator.

Bathroom 2.02m x 1.82m (6'7" x 6'0")

Fitted with a three-piece suite comprising a panel bath with mixer tap and showerhead, pedestal wash hand basin and low-flush wc. Obscure double glazed window to the front aspect, single radiator and cupboard housing the water storage tank.

Outside

The property enjoys lawns to both the front and rear, creating excellent outdoor space.

The private and enclosed rear garden features a patio area – perfect for outdoor dining and entertaining – along with a detached outbuilding providing additional storage or potential workspace.

A driveway to the left aspect offers convenient off-road parking.



Disclaimer

Every care has been taken with the preparation of these particulars but complete accuracy cannot be guaranteed, if there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. The floor plan shown in these particulars is for illustrative purposes only and should not be interpreted as a scaled drawing. Any site measurements given are subject to site survey.

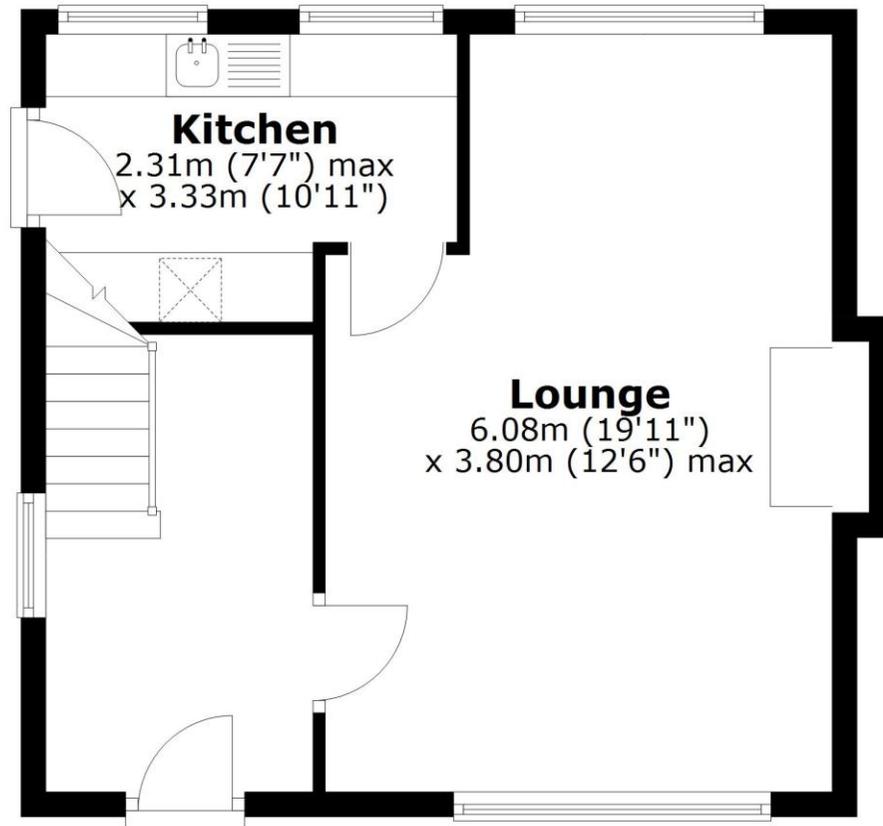
Services

We wish to advise prospective purchasers that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective purchasers to commission their own survey or service reports before finalising their offer to purchase.



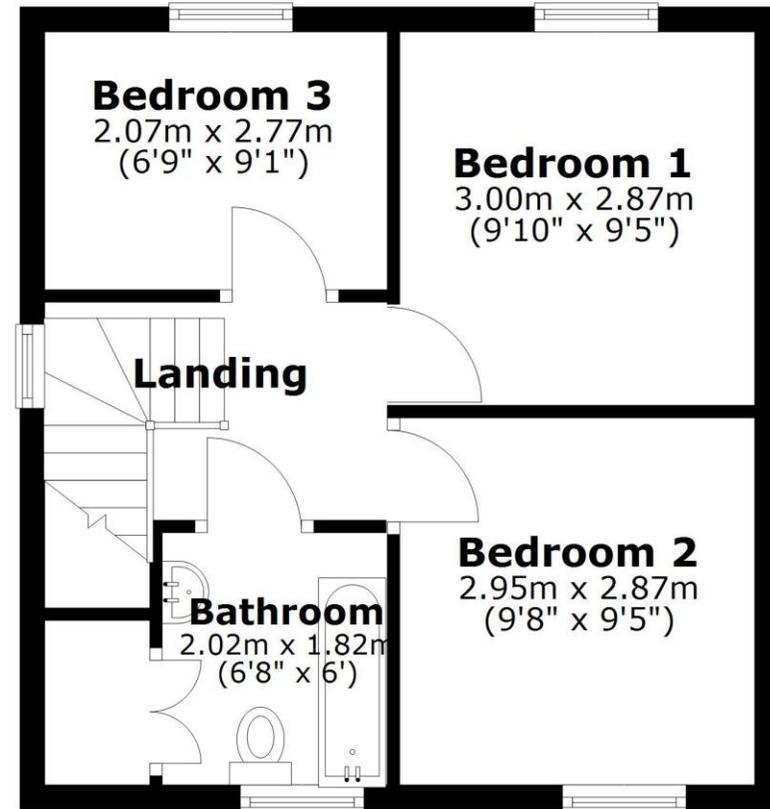
Ground Floor

Approx. 37.4 sq. metres (403.0 sq. feet)

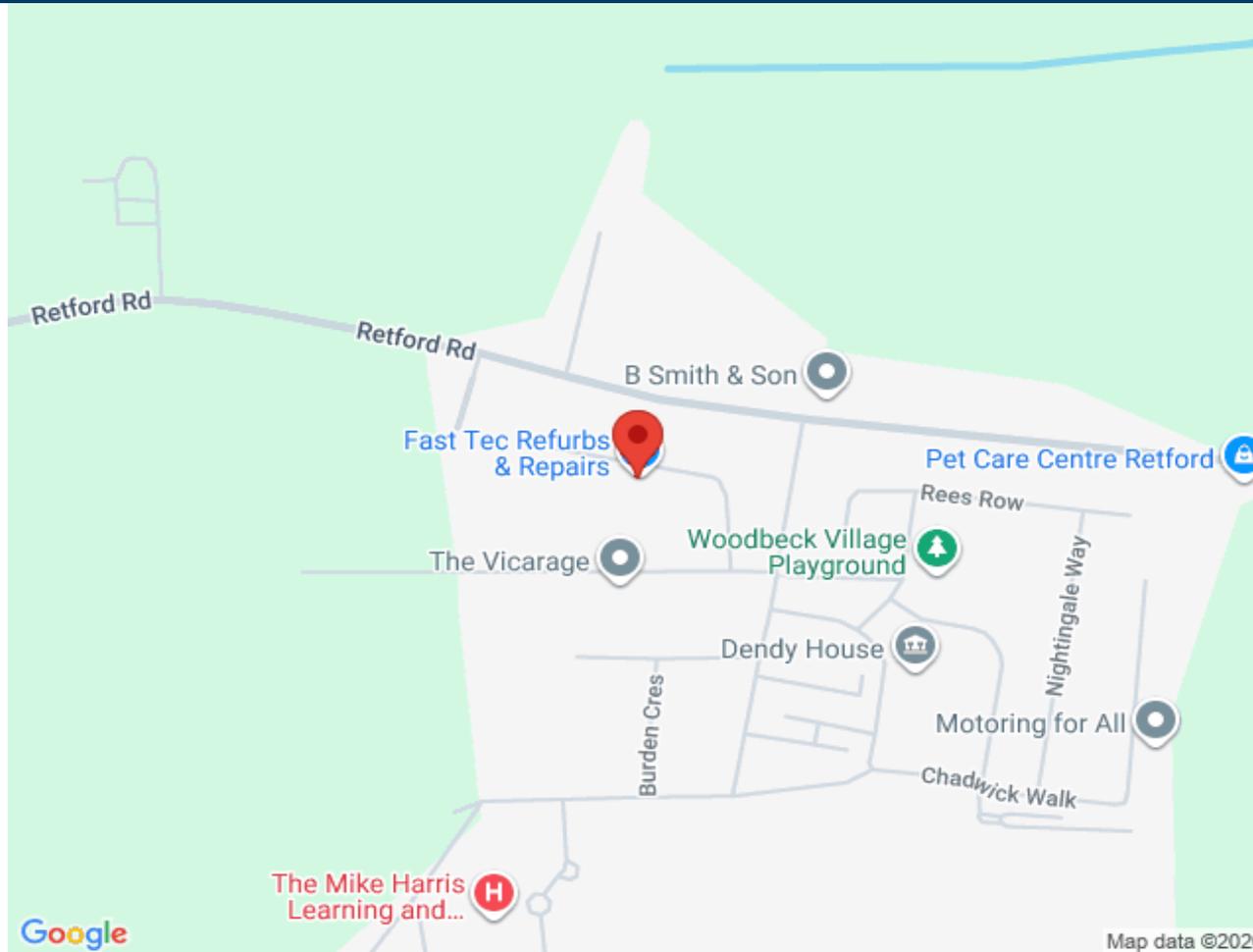


First Floor

Approx. 34.7 sq. metres (373.4 sq. feet)



Total area: approx. 72.1 sq. metres (776.4 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		

