

# Emma Terry Homes

*moving made personal*



15 Aldene Way

Woodborough, Nottingham, NG14 6ET

Offers over £550,000



# 15 Aldene Way, Woodborough, Nottingham NG14 6ET

A versatile family home, maintained to a high standard, set in a superb country location with access to a local primary school, transport to a range of secondary schools, village shop, pubs and activity village hall.

With a delightful open plan living room, feature gas log burner, flowing through to the dining room and kitchen with an oak breakfast bar, leading on into the garden through French doors creating a wonderful socialising opportunity.

The separate sitting room is ideal as a snug or active family room, having it's own access, through patio doors, into the garden. With a convenient downstairs w/c and internal access to the garage creating further downstairs flexibility.

Upstairs boasts five bedrooms, one of which is ideal as a work from home office or nursery, bedroom one has an ensuite with shower.

The garden is south facing, making it a great setting for socialising with an extended patio area accessible from all rear aspects of the home, complimented with a well maintained lawn and variety of mature shrubs and corner arbour.



## Entrance Hall

Enter through a part glazed composite door with surround obscure glazed panel, wood effect laminate flooring, a central heating radiator, with access to the lounge, kitchen and stairs leading to the first floor.

## Living Room

With two UPVC double glazed windows, two central heating radiators, gas log burner effect fire set into a chimney breast, open plan access into the dining room.

## Dining Room

French UPVC doors with side windows leading to the garden, a central heating radiator, wood effect laminate flooring, spotlights, open plan into the kitchen with an oak wood breakfast bar.

## Kitchen/Breakfast Room

A variety of shaker style wall and base units with under cupboard lighting and granite worktops, inset ceramic sink with integrated drainer into the worktop, space for a cooker or range cooker, space for washing machine, integrated microwave, fridge, a pantry, a central heating radiator, spotlights, UPVC double glazed window facing towards the garden, access to secondary lounge.

## Sitting Room

UPVC patio doors leading out into the garden, UPVC double glazed window facing towards the garden, a central heating radiator, wood laminate flooring, separate UPVC side door providing access to the garden, door providing access to a downstairs w/c, separate internal access to the garage.

## Downstairs w/c

Granite topped vanity unit with an inset wash basin and mixer tap, low level w/c, tiled flooring.

## Landing

A central heating radiator, access to the loft, bedrooms and bathroom.

## Bedroom 1 with ensuite

UPVC double glazed window facing the rear elevation towards the garden, a central heating radiator, wood effect laminate flooring, ensuite with separate shower cubicle, mixer chrome shower, vanity unit with inset sink, low lever w/c, heated towel rail, spotlights, tiled floor and walls.

## Bedroom 2

UPVC double glazed window facing the front elevation, a central heating radiator.

### Bedroom 3

UPVC double glazed window facing the front elevation, a central heating radiator.

### Bedroom 4

UPVC double glazed window facing the front elevation, a central heating radiator.

### Study Room/Nursey

UPVC double glazed window facing the rear elevation towards the garden, a central heating radiator.

### Garage

Up and over door providing access, a separate door leading into the house, has lighting.

### Outside

The driveway is block paved, suitable for up to two cars, separate lawned area with borders for planting, separate single gate providing side access to the rear of the property.

The rear of the property boasts a range of patio areas, water tap, lawn and a wide variety of mature shrubs and planting.









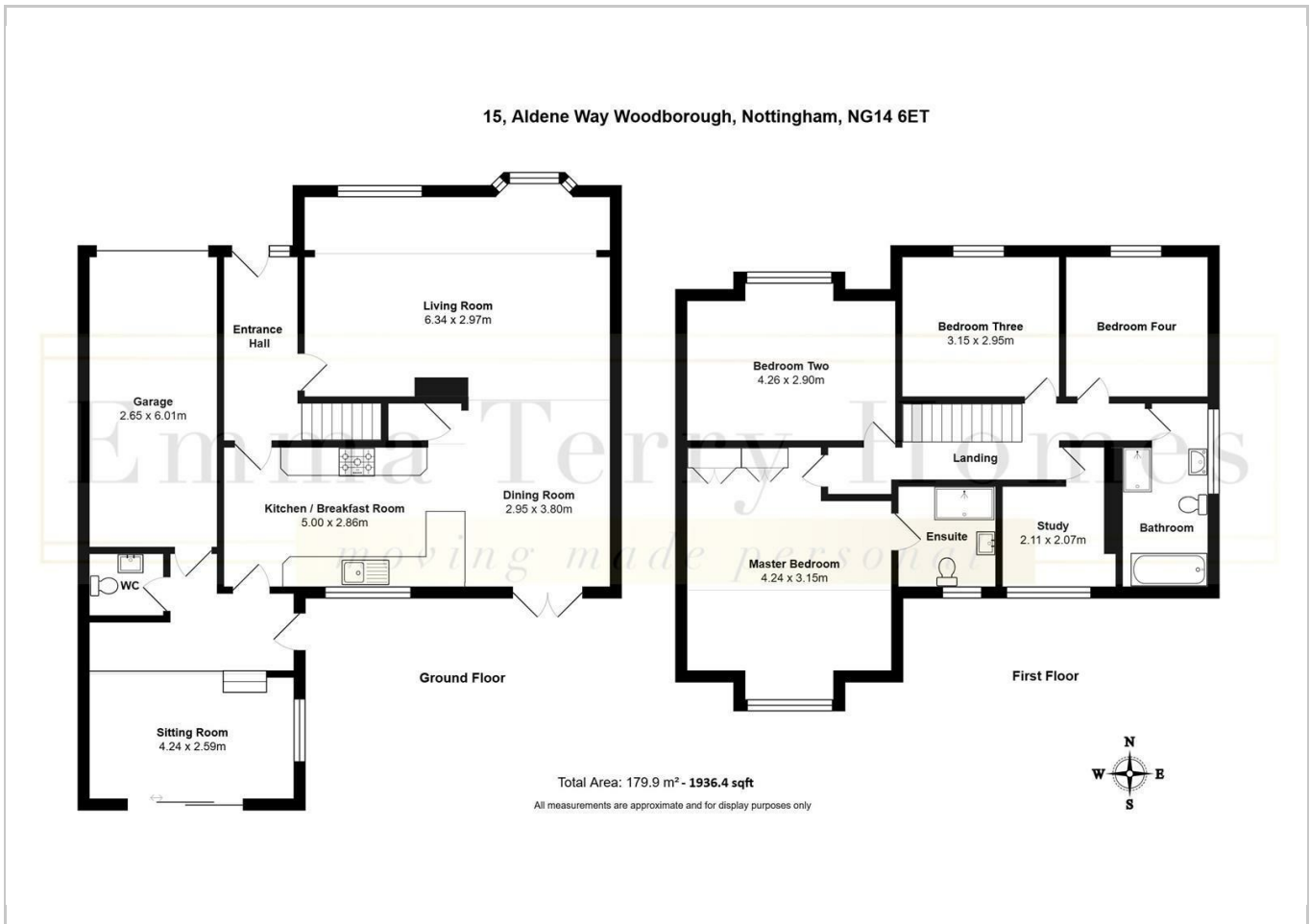
## Road Map



## Hybrid Map



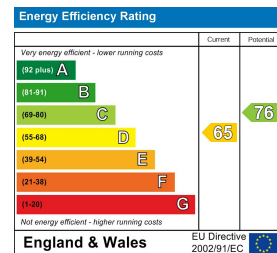
## Terrain Map



## 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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