

S'ALGAR 6 BIRCH RISE NOTTINGHAM

£2,765 Per

A stunning and substantial detached Spanish-style villa, offering over 3000sq. ft. of beautifully spacious single-storey accommodation, nestled within generous grounds in the highly sought-after Nottinghamshire village of Woodborough.

Approached via a private driveway, this exceptional bungalow enjoys a wonderful sense of privacy and tranquillity, combining distinctive architectural character with generously proportioned living accommodation.

The impressive grounds provide a delightful setting for outdoor entertaining, alfresco dining or simply relaxing and enjoying the peaceful surroundings.

Situated in one of Nottinghamshire's most desirable rural villages, the property offers an idyllic countryside lifestyle whilst remaining within convenient reach of Nottingham city centre and surrounding





• Beautiful spacious bungalow • 3 bedrooms, 3 bathrooms • Extensive size • Large landscaped gardens

Kitchen
The well-appointed kitchen is fitted with a comprehensive range of units, providing ample storage and worktop space, complemented by a fitted breakfast bar. Integrated appliances include an oven, hob, microwave, fridge, freezer and dishwasher. A generous walk-in pantry provides valuable additional storage, further enhancing the practicality and functionality of this inviting kitchen space.

Lounge/conservatory
The beautifully spacious lounge provides an inviting and comfortable setting for both relaxing and entertaining, complemented by a delightful conservatory enjoying picturesque views across the patio and generous gardens.

Dining room
A generously proportioned dining room, accessed through a striking feature stone archway, exuding character and charm. The room benefits from a large window overlooking the garden, elegant wrought iron detailing, decorative wall lighting and a central chandelier/

Master bedroom
The property boasts three well-proportioned bedrooms, two of which benefit from en-suite facilities. The impressive master bedroom offers a delightful and spacious retreat, featuring fitted wardrobes, a dedicated dressing area and a beautiful large bay window overlooking the garden, allowing an abundance of natural light to flood the room. The master bedroom is further complemented by a private en-suite comprising a shower, WC and wash hand basin.

Bedroom 2 and 3
A second generously sized bedroom benefits from its own en-suite shower cubicle, whilst the third bedroom offers versatile accommodation, ideal for family members, visiting guests or use as a home office.

Bathroom
The well-appointed family bathroom comprises a generous corner bath with shower over, wash hand basin, WC and bidet, providing a comfortable and practical space for relaxation and everyday living. This complements the property's en-suite facilities, offering excellent convenience for both family members and visiting guests.

Garden
The stunning outdoor space is a real highlight of this property, featuring rear lawned gardens, a rear patio, a generous front patio area, a lawned front garden (extending up to the trellis fencing shown in the photographs) and landscaped borders surrounding the driveway.

Both the property and gardens enjoy fantastic elevated views over the picturesque village of Woodborough, providing a beautiful setting for relaxing and entertaining.

A regular gardening service is included within the rent.

Location
Woodborough is located approximately 7 miles north-east of Nottingham City Centre. The village itself offers nice local pubs, a primary school and local convenience store. Neighbouring villages offer other amenities in Calverton and Mapperley.

Relevant information
Electricity and gas supply: Mains connection.
Water and sewerage status: Mains connection.





• Gardener included in the Tenancy • Triple garage & car port • Electric gates • Private setting • Semi-rural location • Sought after village of Woodborough

Heating and hot water status: Gas central heating.
Broadband and mobile phone coverage: see checker.ofcom.org.uk.
Flood risk in this location: Surface water = Low.
River/Sea = Very low
Flood risk from Groundwater = This location is outside of a groundwater flood alert area Flooding from reservoirs = unlikely in this area.
Coal mining area location: located on the coalfield.
Council: Gedling Borough Council – Band G.
Council: Gedling Borough Council Any planning permission in the area: see pawam.gedling.gov.uk/online-applications/

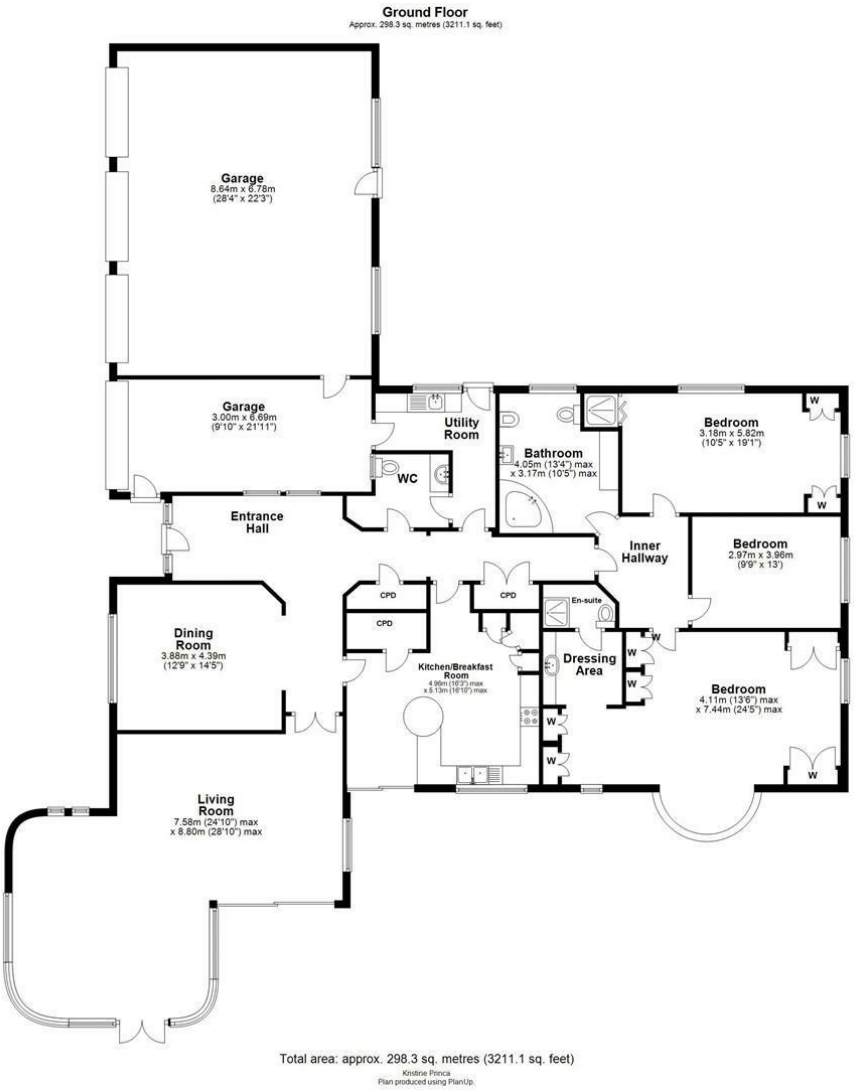
Terms and conditions

Costs to move in to this property = Initial holding deposit, equivalent to 1 weeks rent (not a fee and will go towards balance of move in monies if tenancy goes ahead), being £638.00. Tenancy deposit, equivalent to 5 weeks rent, being £3190.00.First months rent in advance.

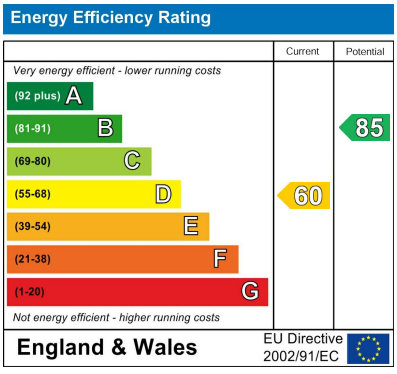
Kingswood Residential Investment Management are residential lettings specialists and members of ARLA Propertymark, The Property Ombudsman, Tenancy Deposit Scheme and the Propertymark Client Money Protection Scheme.











EPC Rating: D Council Tax Band: G

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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