

11 BROAD CLOSE  
WOODBOROUGH, NOTTINGHAMSHIRE NG14 6BY



Land & Estate Agents  
Property Consultants



The Country Property Specialists  
[www.smithandpartners.co.uk](http://www.smithandpartners.co.uk)



## 11 BROAD CLOSE

11 Broad Close comprises one of a small number of exclusive detached bungalows originally constructed by a well-respected local builder, Thomas Bow, to traditional high standards offering a stunning delightfully situated single storey home in a highly regarded cul-de-sac setting in the centre of this ever-popular Nottinghamshire village.

There is a remarkable south facing open rear aspect, in our opinion something rather special. An internal inspection is highly recommended to appreciate the high standard of presentation and the well-proportioned internal plan which optimises the benefits of the open rear aspect.

## WOODBOROUGH

Woodborough is a highly regarded village set in relatively unspoilt undulating Nottinghamshire countryside some seven miles, or so to the northeast of Nottingham. The village offers a useful range of amenities - which include two village inns, a village hall, a tennis club, an 'active' church, a village store - post office, health club and a popular primary school.

Close to hand there are more extensive amenities and professional services in Arnold and on Mapperley Plains and from the village there is direct road access across Mapperley Plains into Nottingham centre.

In turn, the surrounding regional centres of Southwell, Newark on Trent (with fast main line rail access into London Kings Cross), Mansfield and Grantham (with A1 connection southbound) are readily accessible from the property - as is the M1 Motorway network and the East Midlands Airport.

There is direct access to the A46 dual carriageway, which effectively links Lincoln to Leicester and the M1 Motorway (S), ensuring commuting convenience from Woodborough (via the East Bridgford junction) to regional population centres and beyond. The village is very much on the map for the commuter seeking a rural village lifestyle, whilst remaining conveniently placed for daily traveling.

**PRICE GUIDE: £650,000**  
*Early vacant possession upon completion*



SPECIALISING IN THE SALE OF COUNTRY PROPERTIES

## LAYOUT

### Entrance Porch

A traditional fielded six panel front entrance door with sealed unit double glazed full height glazing screens to each side opens into the entrance porch. Ruabon tiled floor. Glazed internal doorway connecting to:

### Wide Impressive Hallway

Giving an immediate impression of the scale and proportion of this particularly appealing bungalow. Circular porthole feature window to front aspect. Enclosed airing cupboard incorporating a pressurised unvented hot water cylinder and slatted shelving. Separate additional double storage closet. Coved ceiling.

### Outer Hall – Lobby

Internal access door connecting to the garage. Access to useful loft storage space via a descending ladder. Alarm control location.

### Cloak Room WC

Fitted low flush wc and wall mounted Armitage Shanks wash basin.

### High Grade Contemporary Kitchen/Breakfast Room

5.39m x 2.92m (17'8" x 9'7")

*Arguably one of the signature features of this stylish and elegant bungalow with a porcelain stone floor finish connecting the kitchen, adjacent inner hall, utility room and cloak room.*

### Main Kitchen Area

Featuring a comprehensive range of German cabinets in a white high gloss finish arranged in a U-shaped formation complemented by brushed steel furnishings and attractive granite countertops and upstands, with a matching dressed windowsill.

Fitted appliances comprise a Neff four plate induction hob, AEG larder fridge (space for freezer unit beneath if required), AEG double oven/grill, Bosch dishwasher and a kick space heater. Coved ceiling. Sealed unit double glazed leaded window to west aspect. Open plan to:

### Breakfast Room

Sealed unit double glazed french doors opening to a striking porcelain stone garden terrace – a real suntrap. There is a stunning south aspect across the garden with grass paddocks beyond offering a beautiful unspoilt rural village landscape.

### Utility Room

Single drainer stainless steel sink unit. Long formica countertop, plumbing for automatic washing machine and space for a tumble dryer. Useful storage cupboards. Wall mounted Worcester gas fired boiler unit serving to provide domestic hot water and central heating, circulating to radiators.

### Elegant Main Sitting Room and Formal Dining Room /Snug /Study

Comprising two connecting separate rooms linked by six panel fielded double doors enabling an open plan arrangement ideal for entertainment if required or to provide to distinctly separate rooms;

### Elegant Main Sitting Room

6.11m x 4.29m (20'1" x 14'0")

Period design adam style fireplace with fluted column detailing, polished marble hearth and slips and a fitted electric fire. NB. there is a gas point for a living flame fire if required. Coved ceiling. Main replacement sealed unit double glazed leaded south facing picture window and secondary matching west facing window, once again ensuring stunning open aspects capturing the village landscape and delightful south facing garden.

### Snug – Dining Room - Study

3.61m x 2.60m (11'10" x 8'6")

Featuring sealed unit double glazed french doors opening out to a paved sun terrace. Coved ceiling. Remarkable views and a delightful unspoilt aspect.



**Primary Bedroom Suite** 4.02m x 3.53m (13'2" x 11'7")

A wonderful main bedroom arrangement featuring a large double bedroom and a high grade ensuite described below:

**Superb Double Bedroom**

Range of built in wardrobes, useful shelved storage and a dressing table recess with illuminated canopy above. High grade replacement sealed unit double glazed window overlooking the gardens and the grass paddock beyond – stunning unspoilt open south aspect. Coved ceiling.

**Luxury Fully Tiled En Suite Shower Room**

A well-appointed en suite arrangement featuring a large corner shower incorporating a thermostatically controlled Mira Chrome shower installation with a curved glass enclosure. Contemporary washstand cabinet incorporating a large wash hand basin - chrome mixer tap fitting. Fitted low flush wc. Corner mirror fronted medicine cabinet fixture. Heated chrome ladder towel rail. Translucent sealed unit double glazed window. High grade floor and wall tiling. Electric underfloor heating with thermostatic control.

**Rear Bedroom Two** 3.61m x 3.14m (11'10" x 10'3")

Range of built in wardrobes incorporating both hanging and useful shelved storage space. High grade replacement sealed unit double glazed window overlooking the gardens and grass paddock beyond – a stunning unspoilt open south aspect.

**Front Bedroom Three** 3.17m x 2.97m (10'5" x 9'9")

Good range of fitted bedroom furniture comprising wardrobes, small drawer chest and dressing table fixture with illuminated canopy above. coved ceiling. Two sealed unit double glazed windows.

**Fully Tiled Main Bathroom**

Traditional white suite comprising a contoured panelled bath with Mira shower installation above and a fitted glazed splash screen, contemporary washstand cabinet with chrome mixer tap and mirror fixture above and a low flush wc. Translucent sealed unit double glazed window.



## LANDSCAPED SOUTH FACING GARDENS AND DOUBLE GARAGE

To the front of the property a central driveway opens into a large front tarmacadam parking court providing car standing and turning space and access to the attached double garage, which in turn provides internal access to the bungalow.

The landscaped mature rear garden is a particularly noteworthy feature of the sale comprising expansive gently sloping semicircular lawns opening out from the rear elevation, beyond which there is a colourful low maintenance rose and shrubbery garden and an attractive range of mature well managed ornamental trees and shrubs creating colour, structure, and form to the garden throughout the seasons of the year.

Timber shed. Pedestrian access to each side of the bungalow.

As stated, the rear aspect is rather special with the garden backing immediately onto a grass paddock used for grazing horses, beyond which there is an unspoilt mature and leafy rural village landscape offering an enviable vista.



# GENERAL INFORMATION & FLOORPLANS FLOORPLANS FOR IDENTIFICATION PURPOSES – NOT TO SCALE

## SERVICES

All mains' services are connected. Gas fired central heating circulating to radiators. Security alarm system. Sealed unit double glazing. Smoke alarms are installed. *Please note that none of the mains service connections, appliance installations or appliances have been tested by the selling agents and no warranties are given or implied.*

## Environmental Considerations – Flooding

By reference to <https://check-long-term-flood-risk.service.gov.uk/risk#> the risk of flooding is considered very low and the property is not known to have flooded in the last five years.

## Available Broadband

Basic 5 Mbps / Superfast 66 Mbps

## Available Mobile Coverage

(based on calls indoors)

O2 - ✓ Vodafone - ✓ EE - ✓ Three - ✓

✓ = Good ● = Variable ✗ = Poor

## LOCAL AUTHORITY

Council Tax Band F

Gedling Borough Council

Civic Centre, Arnot Hill Park, Arnold

Nottingham NG5 6LU

[www.gedling.gov.uk](http://www.gedling.gov.uk)

## TENURE

We understand the property is freehold and will be offered with vacant possession on completion.

## VIEWING ARRANGEMENTS

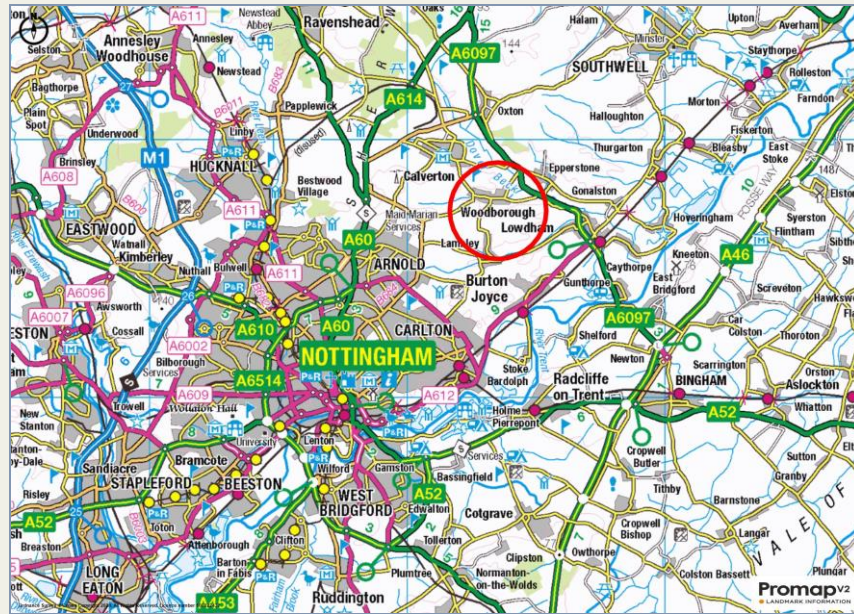
If you are interested in 11 Broad Close and would like to arrange a viewing, please contact us on 01636 815544 [www.smithandpartners.co.uk](http://www.smithandpartners.co.uk)



# MAPS & ENERGY PERFORMANCE RATINGS

## REGIONAL PLAN

NOT TO SCALE – FOR IDENTIFICATION PURPOSES ONLY

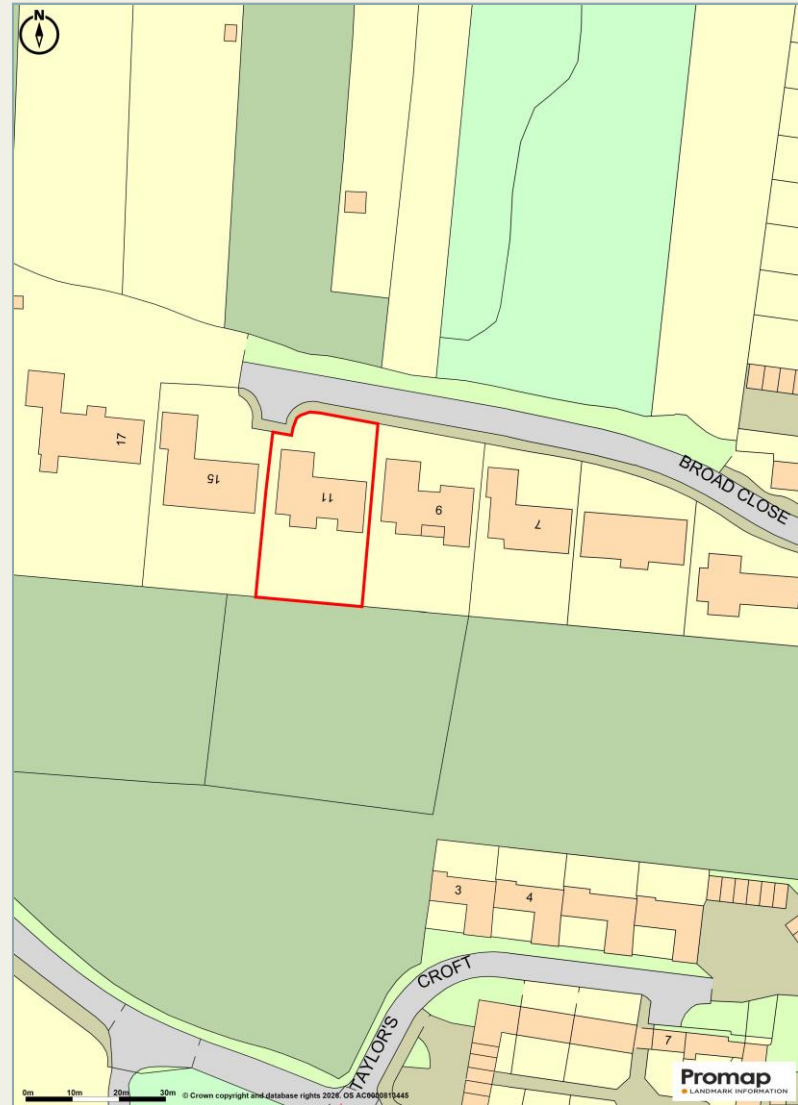


## ENERGY PERFORMANCE CERTIFICATE RATING - C

A copy of the EPC can be viewed at  
<https://www.epcregister.com/searchReport.html>  
Ref No: 0330-2619-3660-2496-5375

## LOCATION PLAN

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O.S. Business Copyright Licence Number: ES100003874

## Conditions of Sale

These particulars are issued on the distinct understanding that all negotiations are conducted through Smith and Partners. The property is offered subject to contract and it still being available at the time of enquiry. No responsibility can be accepted for any loss or expense incurred in viewing. Smith and Partners for themselves and for the vendors of this property whose agents they are, give notice that: 1 These particulars do not constitute, nor constitute any part to, an offer or contract. 2 None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact. 3 Any intending purchaser must satisfy himself by inspection or otherwise, as to the correctness of the statements contained in these particulars.





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