

Emma Terry Homes

moving made personal



8 Ploughman Avenue

Woodborough, Nottingham, NG14 6DE

Offers over £399,500



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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



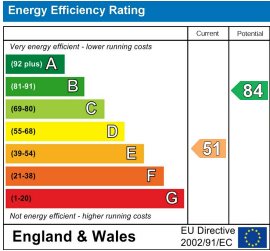
Approximate Gross Internal Area
969 sq ft - 90 sq m



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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