



ELITE HOMES

Consultative Estate Agents with Integrity



Pinfold Crescent, Woodborough
Nottingham, NG14 6DQ

Overview

Located in the picturesque village of Woodborough, we are pleased to bring to the market this deceptively spacious detached bungalow. The property boasts 3 double bedrooms, large living room, good size kitchen, conservatory, boarded loft room with electrics and double garage with private driveway.

Key Features

- Spacious Detached Bungalow situated in Quiet Cul-De-Sac
- 3 Good Size Bedrooms
- Beautiful Garden
- Large Living Room with Bay Window and Separate Conservatory
- Modern Bathroom with Walk-In Shower and Separate Bath
- Great Boarded Loft Space with Velux Windows and Electrics
- Large Driveway, Private Parking for Multiple Cars
- Double Garage with Electric Door
- No Upward Chain
- Located in the Sought-After Village of Woodborough

Description

The accommodation briefly comprises; porch, entrance hallway, WC, kitchen with integrated appliances, living room, internal hallway, conservatory, 3 double bedrooms with fitted wardrobes, bathroom with walk-in shower and separate bath, pull-down sliding loft ladder to access a great loft space which runs the length of the house having electrics, insulation and Velux windows.

Outside the property boasts lovely gardens to the front and rear, offering a low maintenance plot with small shrubs and trees, lawn and patio areas. There is a large double garage with electric doors and a substantial private driveway providing parking for up to four vehicles.

Location

Pinfold Crescent is a quiet cul-de-sac, located in the desirable village of Woodborough. Woodborough is a highly sought-after village with amenities including pubs/restaurants, a primary school and convenience store.

Accommodation

The accommodation offers UPVC glazed windows throughout and gas central heating,

Porch - Ideal space for coats and shoes, with secondary door through to the entrance hallway.

WC - Toilet and wash basin, window to side.

Entrance Hallway

With storage cupboard, radiator, telephone point and doors to both the kitchen and living room and internal hallway.

Kitchen (11'8 x 16'11 / 3.55m x 5.15m)

A well-proportioned room with a wide range of units and Neff appliances including oven, grill and hob. Sink unit and drainer, plumbing for a washing machine and space for a dining table or central island. Larder cupboard and separate cupboard with combi Viessmann boiler.

Living Room / Dining Area (12'10 x 36'2 / 3.92m x 11.03m)

Large room offering flexible space for a dining area and sofa area, with gas fireplace, marble hearth surround, TV aerial point, radiators and bay window to front aspect.

Internal Hallway

With large storage cupboard, radiator, telephone point and doors to all bedrooms and bathroom. Loft hatch with pull-down sliding loft ladder to access excellent loft space.

Loft / Attic Room (12'2 x 29'9 / 3.70m x 9.07m)

Excellent flexible space spanning the length of the property, fully boarded with electrics, insulation and Velux windows offering natural daylight.

Conservatory (12'6 x 9'1 / 3.80m x 2.76m)

Tiled flooring, TV aerial point, electric radiator, fan / light, patio doors leading out to the garden.

Bedroom 1 (12'8 x 12'7 / 3.86m x 3.83m)

Spacious master bedroom, with fitted wardrobes, radiator, TV aerial point, window with lovely view to the rear garden

Bedroom 2 (9'8 x 12'7 / 2.95m x 3.84m)

Double bedroom, fitted wardrobes, radiator, sliding patio door leading into the conservatory.

Bedroom 3 (8'6 x 9' / 2.60m x 2.75m)

Double bedroom, radiator with window to side aspect

Bathroom (8'7 x 9'8 / 2.61m x 2.95m)

A modern bathroom suite including large walk-in electric shower, separate bath, electric towel rail, double sink and vanity unit with marble top and window to side.

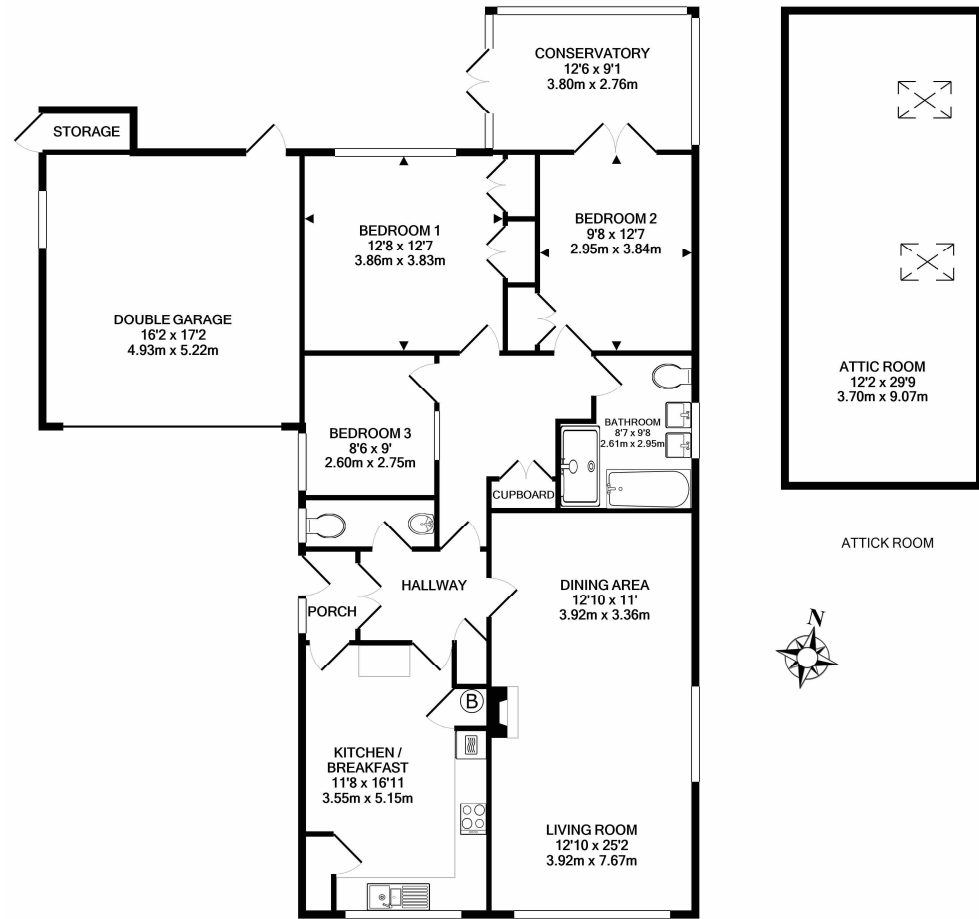
Double Garage (16'2 x 17'2 / 4.93m x 5.22m)

Recently fitted electric garage door. Great storage space with electrics.





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	



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