



9 Smalls Croft, Woodborough – NG14 6EY

Guide Price £495,000





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Woodborough, Nottingham

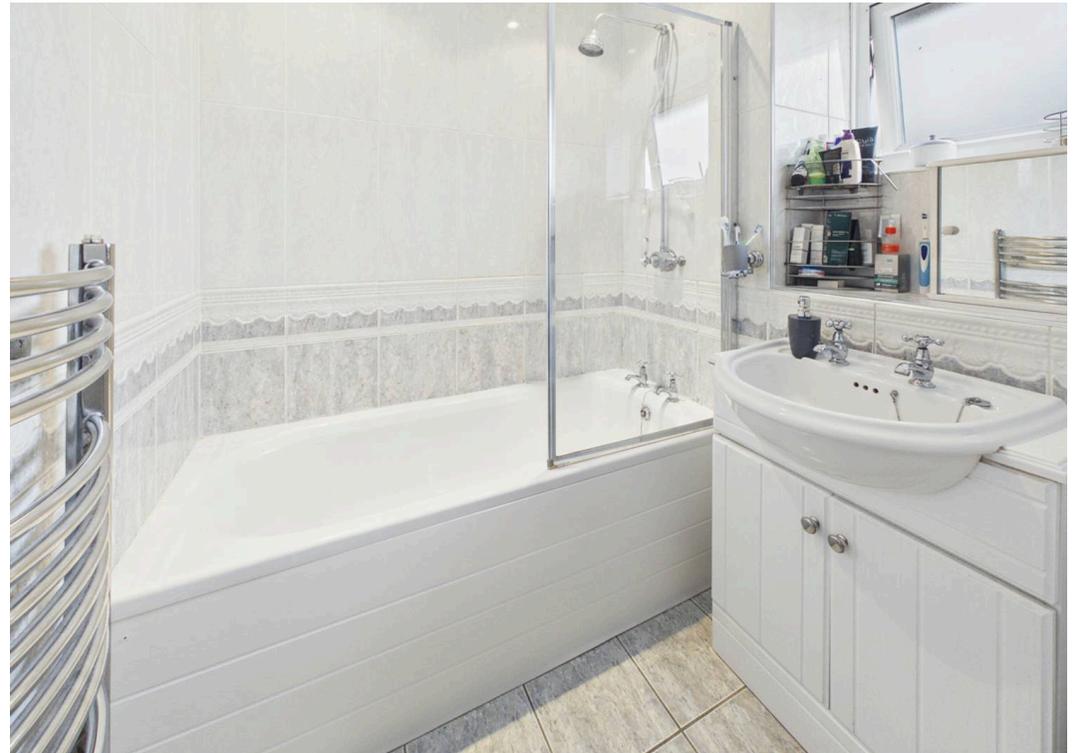
Detached family home in Woodborough offering 4 bedrooms, large lounge, separate dining room, en-suite and bathroom plus a generous garden, driveway and a double garage with EV charging! Council Tax band: E

Tenure: Freehold

- Detached family home in the sought-after village of Woodborough
- Spacious L-shaped lounge with neutral decor and French doors
- Versatile dining room/snug with French doors to the garden
- Breakfast kitchen with range cooker, breakfast bar and ample storage
- Convenient downstairs WC and a separate utility room
- Four well-proportioned first floor bedrooms
- Three-piece family bathroom and a main bedroom en-suite shower room
- Lawned, enclosed and private rear garden with patio seating space
- Tarmac driveway providing off-road parking for multiple vehicles with EV charging
- Double garage with light, power and direct internal access to the home









Floor 0

Approximate total area⁽¹⁾

138.8 m²

1492 ft²

Reduced headroom

1.4 m²

16 ft²



Floor 1



(1) Excluding balconies and terraces

Reduced headroom

----- Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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