

Woodborough

Smalls Croft
Nottingham NG14 6EY

DavidJames
the estate agent



Property floor plan & measurements



GROUND FLOOR

Entrance Hall

3.96m x 2.03m (13' x 6'8)

Lounge

5.74m x 3.58m (18'10 x 11'9)

Dining Room

3.33m x 3.00m (10'11 x 9'10)

Sun Room

3.02m x 2.16m (9'11 x 7'1)

Kitchen

5.82m x 2.62m (19'1 x 8'7)

WC

1.65m x 1.42m (5'5 x 4'8)

FIRST FLOOR

Bedroom One

4.37m max x 3.02m max (14'4 max x 9'11 max)

En-suite

3.10m x 2.59m (10'2 x 8'6)

Bedroom Two

5.11m x 2.36m (16'9 x 7'9)

Dressing Room

3.02m x 2.57m (9'11 x 8'5)

Bedroom Three

6.53m x 2.36m (21'5 x 7'9)

Bedroom Four

2.72m x 2.62m (8'11 x 8'7)

Bathroom

2.26m x 1.68m (7'5 x 5'6)

OUTSIDE

Garage

5.69m x 2.41m (18'8 x 7'11)

155.8 sq metres
(1677.5 sq feet)

Total
Area
(Approx)

Gedling
Borough Council

Band
E

Disclaimer

These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No person in the employment of David James Estate Agents Ltd has any authority to make any representation whatsoever in relation to the property.

All services, together with electrical fittings or fitted appliances have NOT been tested.

All the measurements given in the details are approximate. Floor plans are for illustrative purposes only and are not drawn to scale. The position and size of doors, windows, appliances and other features are approximate only.

The photographs of this property have been taken with a 10mm wide-angle lens. No responsibility can be accepted for any loss or expense incurred in viewing.

COUNCIL TAX BAND RATING

This information was obtained through the directgov website. David James offer no guarantee as to the accuracy of this information.

THIRD PARTY REFERRAL ARRANGEMENTS

David James Estate Agents have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party company. David James Estate Agents receives the following commission from each third party supplier on a per referral basis: W A Barnes Ltd: £60 including VAT. All Moves UK Ltd: 18% including VAT of the invoice total (£107 including VAT average). MoveWithUs Limited: £188 including VAT (average).

(M)

OIRO

£450,000

Detached House

4 bedrooms

EPC Rating

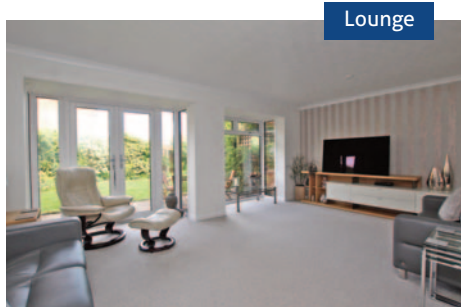
C (73)

Tenure

Freehold

Mapperley Branch

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Lounge



Dining Room



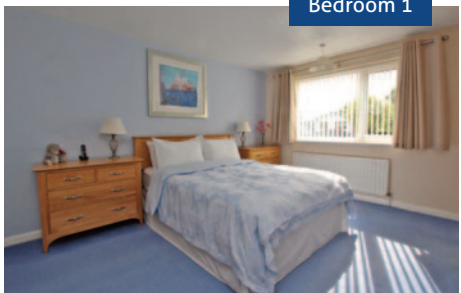
Sun Room



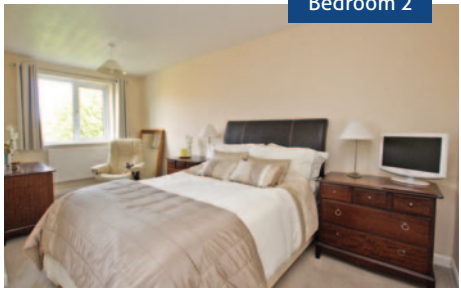
Car Port and Main Entrance



Breakfast Kitchen



Bedroom 1



Bedroom 2

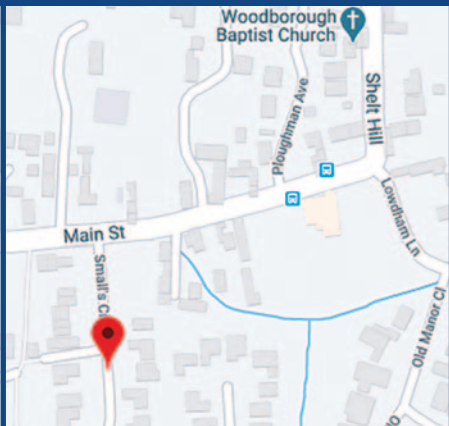


Bathroom



Patio Area

Location Map



Please note that the pin on the map may not show the exact location of the property

Key Features

- ✓ Superb, extended four bedroom detached house
- ✓ Master bedroom with a spacious luxury en-suite shower room
- ✓ Large second bedroom with dressing area/Bedroom five
- ✓ Impressive lounge with French doors
- ✓ Extended dining room with adjoining sun room
- ✓ Extended, modern breakfast kitchen with integrated appliances
- ✓ Entrance hall with cloakroom/WC
- ✓ Family bathroom/WC with white suite
- ✓ Drive, car port and garage provide additional parking
- ✓ Established lawned gardens. Popular award winning village

Summary

VIDEO TOUR AVAILABLE ON REQUEST! This is a superb extended detached family home which offers executive style living, all situated within a very popular award winning village. The four very generous sized bedrooms include a master bedroom which has a spacious luxury en-suite shower room and a second bedroom which has a dressing area which could easily be converted to provide a 5th bedroom if required. There is also the benefit of a family bathroom and a ground floor which has been extended to provide an impressive lounge with feature picture window and French doors overlooking and leading to the rear garden. The dining room now has an adjoining sun room with sky light window and the kitchen is large enough to have a breakfast area as well as a modern range of units to include integrated appliances. An entrance hall with modern cloakroom/WC completes the ground floor. Outside drive, gated carport and garage provide additional off street parking and the established lawned rear garden has a patio area. Viewing is highly recommended to fully appreciate the size of this home.

Stamp Duty Rates

First time purchase

£7,500.00

Buying your next home

£12,500.00

Additional or buy to let property

£26,000.00

For more information visit
www.david-james.com/stampduty