



20 Sunningdale Drive, Woodborough, NG14 6EQ  
Offers In The Region Of £400,000

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 Marriotts







# 20 Sunningdale Drive Woodborough, NG14 6EQ

- Two/three bedrooms & two/three reception rooms
- Ground floor shower room & first floor WC
- UPVC double glazed conservatory
- Breakfast kitchen & separate utility room
- Stunning countryside view
- NO UPWARD CHAIN

A spacious three-bedroom dormer-style property in a highly sought-after location with stunning rear countryside views! Two reception rooms, utility and UPVC double-glazed conservatory! With NO UPWARD CHAIN

**Offers In The Region Of £400,000**



## Overview

Nestled on the edge of the picturesque village of Woodborough, this charming detached dormer house on Sunningdale Drive offers a great opportunity to create a wonderful home in a prime location.

The property boasts three bedrooms, two of which are generously sized doubles on the first floor, along with an upstairs toilet/potential shower room. On the ground floor is a spacious hallway, third bedroom which could easily be used as a further reception room, in addition to the large living room and separate rear dining room. The breakfast kitchen leads through to the rear UPVC double glazed conservatory and there is also a useful separate utility room and a spacious downstairs shower room.

Outside, the property has mature gardens, ample driveway for parking and a detached rear garage with remote electric door and an adjoining rear potting shed, which is accessed from the rear garden.

With its desirable location in a highly regarded village, this home presents an excellent opportunity for those seeking a project and to live in a peaceful setting, while still being within easy reach of local towns and suburbs.

## Entrance Hall

With a UPVC double-glazed front entrance door, cloaks cupboard, and open-tread staircase to the first floor.





### Living Room

Cornish slate fireplace and hearth with brick surround, UPVC double-glazed front window, two side windows, three wall light points and sliding glazed double doors through to the dining room.

### Dining Room

Brick fire surround with quarry tiled hearth, UPVC double glazed rear window and door to the breakfast kitchen.

### Breakfast Kitchen

A range of wall and base units with marble effect worktops and matching breakfast table, tiled splashbacks and inset composite one-and-a-half bowl sink unit and drainer. The appliances consist of a brush steel trim electric double oven and four ring electric hob with filter hood. Tiled floor, alcove housing the warm air boiler, plumbing for dishwasher, window and door through to the conservatory.

### Conservatory

Being brick-built with UPVC double-glazed windows, polycarbonate roof, light power and side door.

### Utility Room

A range of built-in cupboards housing the fuse board, gas and electric meters, stopcock and water meter.

### Shower Room

With fully tiled walls and non-slip floor, the suite consists of a large cubicle with chrome main shower, pedestal wash basin, toilet and bidet. UPVC double glazed rear window.

### Bedroom 3/Reception room

Cupboard/wardrobe recess and UPVC double glazed front window.

### First Floor Landing

With two access doors leading to front and rear boarded eaves storage spaces with light and power.

### Bedroom 1

Built-in low-level wardrobe, separate wardrobe with eaves access and UPVC double-glazed side and rear windows.

### Bedroom 2

Loft access, eaves hatch and UPVC double-glazed front window.

### Cloakroom/WC

Pedestal wash basin with tiled surround, toilet, airing cupboard and UPVC double-glazed side window.

### Outside

Outside, to the front is a part crazy-paved and part graveled garden, with mature plants and shrubs. The driveway provides ample off-street parking, leading to the rear of the property. To the rear is a detached garage with remote electric up and over door, light and power. Side lockable gated access leads to the garden, where there is a gravelled area, greenhouse, wall light and outside tap. Rockery edging and path lead to the potting shed attached to the rear of the garage. Steps lead up to the lawn which has plant and shrub borders and pergola covered seating area.

### Material Information











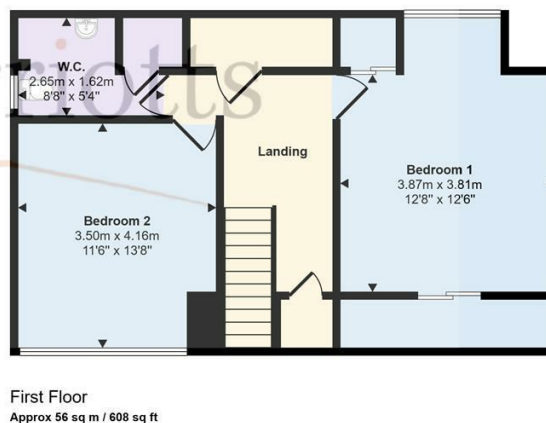
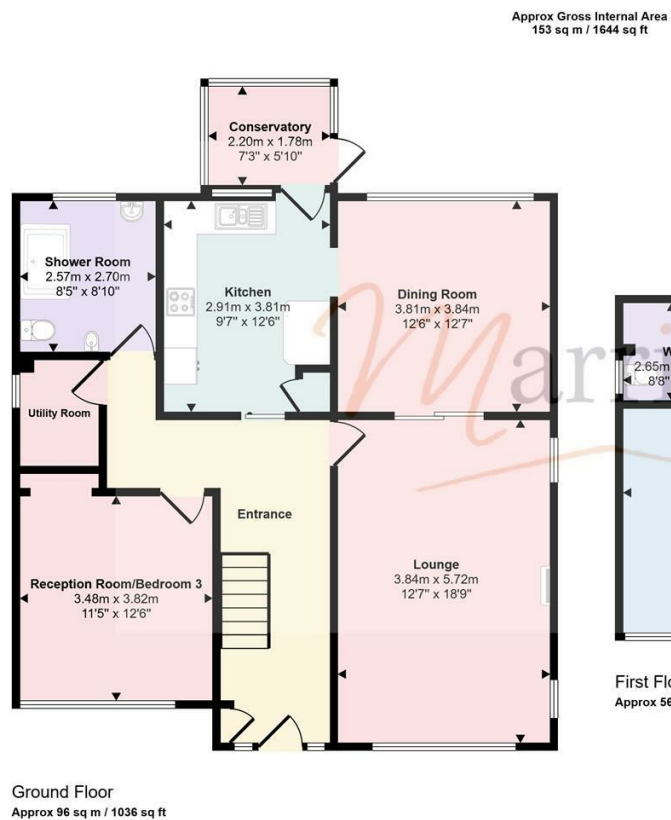
TENURE: Freehold  
COUNCIL TAX: GBC - Band E  
PROPERTY CONSTRUCTION: Cavity Brick  
ANY RIGHTS OF WAY AFFECTING PROPERTY: no  
CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: no  
FLOOD RISK: low  
ASBESTOS PRESENT: n/k  
ANY KNOWN EXTERNAL FACTORS: n/k  
LOCATION OF BOILER: kitchen  
UTILITIES - mains gas, electric, water and sewerage.  
MAINS GAS PROVIDER:  
MAINS ELECTRICITY PROVIDER:  
MAINS WATER PROVIDER: Severn Trent  
MAINS SEWERAGE PROVIDER: Severn Trent  
WATER METER: yes  
BROADBAND AVAILABILITY: Please visit Ofcom - Broadband and Mobile coverage checker.  
MOBILE SIGNAL/COVERAGE: Please visit Ofcom - Broadband and Mobile coverage checker.  
ELECTRIC CAR CHARGING POINT: not available.  
ACCESS AND SAFETY INFORMATION: level front and rear access











This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



## Energy Efficiency Rating

|   | Current                    | Potential |
|---|----------------------------|-----------|
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            |                            | <b>80</b> |
| (55-68) <b>D</b>                            | <b>61</b>                  |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |



Please contact us on **0115 953 6644** should you wish to arrange to view this property or if you require any further information.

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