

| Ash Grove | Woodborough | Nottingham | NG14 6DR

Robert Ellis
RESIDENTIAL



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Entrance Hallway

Double glazed Modern bespoke door made from Accoya to the front elevation with fixed double glazed panels either side, large format tiled flooring, wall mounted radiator, recessed spotlights to the ceiling, understairs cupboard providing useful additional storage space, dual cloaks cupboards one providing coat and shoe storage and the second storage space housing electrical consumer unit. Stairs to the first floor landing with exposed steps and tiled upstands leading to the dining hall. Panelled doors to:

Office

9'5" x 8'2" approx (2.88m x 2.49m approx)
Double glazed window to the front, ceiling light point, luxury vinyl tiled flooring, wall mounted radiator.

Bedroom 4/Office

11'10" x 9'6" approx (3.61m x 2.92m approx)
This versatile room is currently utilised as a home office, however, would make an ideal bedroom subject to a buyers needs and requirements. Double glazed window to the front, recessed spotlights to the ceiling, wall mounted radiator, luxury vinyl tiled flooring, built-in shelving providing useful additional storage space.

Cinema/Gym

16'8" x 11'8" approx (5.09m x 3.56m approx)
Recessed spotlights to the ceiling, wall mounted radiator, luxury vinyl tiled flooring.

Shower Room

6'5" x 4'7" approx (1.97m x 1.40m approx)
Enclosed wet room comprising of a three piece suite, walk-in shower enclosure with rain water shower head and additional hand held shower, split slate effect feature tiling, low flush w.c., pedestal wash hand basin, tiled splashbacks, glass mirror cabinet, tiling to the floor, wall mounted radiator, recessed spotlights to the ceiling and extractor fan.

Garage

21'9" x 17'6" approx (6.65m x 5.35m approx)
Double roller shutter door to the front, light, power, space and plumbing for automatic washing machine, wall mounted Worcester Bosch gas central heating boiler with additional large hot water cylinder.

Dining Hallway

17'6" x 16'7" approx (5.35m x 5.08m approx)
Double glazed window to the front, oak wood flooring, recessed spotlights to the ceiling, staircase continuing to the second floor landing, linen cupboard with built-in shelving, wall mounted radiator and doors to:

Utility Room

10'5" x 7'6" approx (3.18m x 2.31m approx)
Double glazed window to the rear, double glazed composite access door leading to the landscaped garden at the rear, tiling to the floor and matching range of wall and base units incorporating laminate work surface over, sink with swan neck mixer tap above, space and plumbing for automatic washing machine, space and point for free standing tumble dryer, recessed spotlights to the ceiling, tiling to the floor, tiled splashbacks, wall mounted radiator, ample storage cabinets and larder unit.

First Floor W.C.

4'11" x 4'8" approx (1.50m x 1.44m approx)
Double glazed window to the rear, Burlington pedestal wash hand basin and Burlington low flush w.c., wall mounted radiator, large format marble flooring, recessed spotlights to the ceiling and extractor fan.

Living Room

16'9" x 14'3" approx (5.12m x 4.35m approx)
Double glazed bay window to the front with picturesque views overlooking neighbouring fields, solid oak flooring, wall mounted radiator, ceiling light point, feature inset fireplace incorporating cast iron Firefox multi fuel burner stove, tiled hearth with wooden oak mantle above.

Open Plan Living/Dining Kitchen

21'5" x 16'11" approx (6.55m x 5.18m approx)
This impressive open plan living/dining kitchen benefits from having bi-folding doors to the side and rear, remote controlled electric Velux roof lights, recessed spotlights to the ceiling, 1½ bowl sink with swan neck mixer tap, integrated wine chiller, five ring Neff gas hob with built-in extractor hood over, two integrated Neff ovens with hide and slide doors, built-in Neff fridge and freezer and integrated Neff dishwasher, central island unit with lighting over and power sockets, recessed spotlights to the ceiling, split doors to:

Pantry

8'1" x 4'9" approx (2.47m x 1.47m approx)
Double glazed window to the rear, recessed spotlights to the ceiling, shelving providing ample storage space with space and points for free standing fridge and freezer.

Bedroom 3

12'1" x 8'5" approx (3.69m x 2.58m approx)
Double glazed window to the front, ceiling light point, wall mounted radiator, luxury vinyl tiled flooring. Door leading to en-suite shower room.

En-Suite

Walk-in shower enclosure with rainwater shower head and hand held shower attachment, pedestal wash hand basin, low flush w.c., luxury vinyl tiled flooring, wall mounted radiator, tiled splashbacks, glass mirror cabinet, recessed spotlights to the ceiling and extractor fan.

Second Floor Landing

Access to eaves, wall mounted radiator, recessed spotlights to the ceiling, two Velux roof lights, doors to:

Master Suite

17'7" x 12'4" approx (5.36m x 3.76m approx)
Double glazed window to the front with picturesque views, wall mounted radiator, ceiling light point, TV point, network points, wooden doors to:

Walk-in Wardrobe

12'0" x 9'4" approx (3.67m x 2.85m approx)
Double glazed window to the front, ceiling light point, luxury vinyl tiled flooring, ample space for walk-in wardrobes

En-Suite Bathroom

14'10" x 7'9" approx (4.53m x 2.37m approx)
This large five piece suite bathroom comprises of a walk-in double shower enclosure with inset rainwater shower head and hand held shower, Burlington low flush w.c. and pedestal wash hand basin, bidet and free standing claw foot roll top bath with shower attachment above, two Velux ceiling lights to the rear, Victorian style heated towel rail, access to eaves, luxury vinyl tiled flooring with door providing access to:

Bathroom Storage

5'1" x 3'11" approx (1.57m x 1.20m approx)
With shelving and light.

Bedroom 2

17'3" x 13'8" approx (5.27m x 4.19m approx)
Double glazed window to the front with countryside views and velux window to the rear, wall mounted radiator, luxury vinyl tiled flooring, ceiling light point, access to eaves for further storage and wooden door to:

En-Suite

9'5" x 3'1" approx (2.88m x 0.95m approx)
Velux windows to the rear, walk-in shower enclosure with rainwater shower head and hand held shower, pedestal wash hand basin, low flush w.c., luxury vinyl tiled flooring, wall mounted radiator, glass mirror cabinet with inset lighting and tiled splashbacks, recessed spotlights to the ceiling and extractor fan.

Outside

To the front of the property there is a garden laid to lawn with a large block paved driveway providing ample off the road car standing and leads to the double garage, outside lights, power and pathway leading to the enclosed garden at the rear.

To the rear of the property there is an enclosed garden with fencing and walls to the boundaries, paved patio area, raised garden laid mainly to lawn with mature shrubs and trees planted to the borders, outside lights, outside tap and power.



**** UNIQUE OPPORTUNITY ** ** VIEWING HIGHLY RECOMMENDED ** ** NO UPWARD CHAIN****

Robert Ellis Estate Agents are delighted to offer to the market this spacious, Four/five bedroom family home set within Woodborough Village, which is host to a range of amenities such as a post office, local pubs and primary school and bus links to The Minster Secondary School in Southwell as well as excellent transport links into Nottingham and Neighbouring Villages. The property will suit a whole range of buyers, especially those looking for an individual home with flexible accommodation split over three floors. We strongly recommend all interested parties contact the office to arrange a viewing today to appreciate the size and quality of this prestigious property.

The property is set in the ever-popular countryside village of Woodborough, just on the outskirts of Nottingham some 7 miles away.

The current owners have built this family property to a high standard, they have added much charm and character whilst



keeping a bright, open-air space. The property is set over three levels, with the entrance hallway, Double integrated garage, office, shower room, Cinema room and two further bedrooms to the ground floor, to the first floor we have Living room with Cast iron wood burning stove and views over the neighbouring countryside, Open plan living dining room with modern fitted kitchen, central island unit, vaulted ceiling with inset remote controlled electric Velux roof lights, Bi-fold doors to side and rear elevations and Walk in pantry. We have a further cloakroom, Dining Hallway, Reception room/Bedroom with En-suite and utility room. On the second floor we have two further double bedrooms, the first double bedroom having an en-suite and the master bedroom having a five piece en-suite including a bath and walk-in-wardrobe.

To the front of the property there is a large driveway leading to the integral Garage and a garden laid to lawn. At the rear of the property we have a raised garden laid to lawn, mature shrubs and trees planted to the borders and a large patio, ideal for entertaining in the summer.

Please contact the office on 0115 648 5485 to arrange your viewing.



For more information or to arrange a viewing call **0115 648 5485**

www.robertellis.co.uk



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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Whilst every endeavour has been made to present a proper description of the property, these particulars do not in any way constitute either the whole, or any part, of an offer or contract. Any intending purchaser is advised to make their own independent enquiries and inspections.