Robert Ellis

look no further...

Pinfold Crescent
Woodborough, Nottingham NG14 6DQ

A SPACIOUS THREE BEDROOM DETACHED BUNGALOW SITUATED IN A QUIET CUL-DE-SAC WITHIN WOODBOROUGH VILLAGE

Asking Price £425,000 Freehold

** VIEWING HIGHLY RECOMMENDED ** NO UPWARD CHAIN **

Robert Ellis Estate Agents are delighted to offer to the market this spacious three-bedroom detached bungalow situated on a quiet cul-de-sac 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 is constructed of brick to the external elevation all under a tiled roof and would require modernisation and renovation, subject to the buyers needs and requirements.

Upon entry, you are welcomed into the porch leading to the entrance hall which flows into the extended open-plan lounge diner benefitting from sliding double-glazed patio doors leading onto the enclosed rear garden, cloakroom, and kitchen with pantry area and utility area and access into the garden room. A further inner hallway leads to the FIRST DOUBLE bedroom, SECOND DOUBLE bedroom, THIRD bedroom, and family bathroom.

To the front of the property, there is a large driveway leading to the integral double garage and a garden laid to lawn with mature shrubs and trees. To the rear of the property, there is a large enclosed tiered garden, mostly laid to lawn with mature shrubs and trees with stunning views of Woodborough.

To fully appreciate the size and quality of the accommodation on offer, a viewing comes highly recommended. Selling with no upward chain.

Entrance Porch
3'6 x 5' approx (1.07m x 1.52m approx)
UPVC double glazed leaded door with fixed double glazed obscure side panel. Internal glazed door with fixed obscure side pane leading to Entrance Hallway. Carpeted flooring. Security lighting above entrance door.

Entrance Hallway
8'9 x 6'2 approx (2.67m x 1.88m approx)
Ceiling light point. Coving to the ceiling. Wooden parquet flooring. Wall mounted radiator. Airing cupboard housing hot water cylinder. Access into open plan Lounge Diner, Kitchen, Cloak Room, Storage Cupboard and Inner Entrance Hallway

Lounge Diner
20'1 x 25'1 approx (6.12m x 7.65m approx)
Extended open plan Lounge Diner. Double glazed bow window to the side elevation. Double glazed window to the rear elevation. Sliding double glazed patio doors leading to enclosed rear garden. Ceiling light points. Carpeted flooring. Coving to the ceiling. 2 x wall mounted radiators. Feature fireplace incorporating stone surround, quarry tile hearth and wooden mantelpiece

Kitchen
16'08 x 11'08 approx (5.08m x 3.56m approx)
UPVC double glazed window to the rear elevation. Range of matching wall and base units incorporating wood effect laminate worksurfaces over. 1.5 bowl stainless steel sink with mixer tap over and drainer. Space and point for freestanding cooker with extractor hood over. Mosaic tile splash back. Ceiling light points. Coving to the ceiling. Wall mounted double radiator. Tall storage cupboard with shelving. Access into Pantry and Garden Room

Pantry
3'2 x 4'11 approx (0.97m x 1.50m approx)
Secondary glazing window looking into Entrance Porch. Shelves providing additional storage space. Ceiling light point

Garden Room
14' x 9'05 approx (4.27m x 2.87m approx)
UPVC double glazed windows to side and rear elevations. Double glazed sliding doors leading to enclosed rear garden. Wall mounted radiator. Carpeted flooring. Ceiling light points. Coving to the ceiling. Access into Utility Room and Integral Garage

Utility Room
6'4 x 4'5 approx (1.93m x 1.35m approx)
Glazed window to the side elevation. Space and plumbing for automatic washing machine. Space and point for freestanding tumble dryer. Light & Power.

Cloak Room
2'6 x 8'11 approz (0.76m x 2.72m approz)
UPVC double glazed window to the side elevation. Low level flush WC. Semi recessed vanity wash hand basin with storage cupboard below. Wall mounted radiator. Carpeted flooring. Ceiling light point. Coving to the ceiling.

Inner Entrance Hallway
Loft access hatch with built-in wooden ladder leading to large part boarded out loft space housing gas boiler. The loft space has the option to further develop subjects to buyer's needs and requirements and relevant building regulations and planning permissions. 2 x Large built-in storage cupboards with rails, one with light. Carpeted flooring. Ceiling light points. Coving to the ceiling. Access into Bedrooms 1, 2, 3 and Family Bathroom

Bedroom 1
12'10 x 12'8 approx (3.91m x 3.86m approx)
UPVC double glazed window to the front elevation. Wall mounted radiator. Carpeted flooring. Ceiling light point. Coving to the ceiling. Ceiling rose. Built-in wardrobes providing useful additional storage space

Bedroom 2
13'01 x 9'07 approx (3.99m x 2.92m approx)
UPVC double glazed window to the front elevation. Wall mounted double radiator. Carpeted flooring. Ceiling light point. Coving to the ceiling. Built-in wardrobe providing useful additional storage space with further built-in storage.

Bedroom 3
9'x 8'09 approx (2.74mx 2.67m approx)
UPVC double glazed window to the side elevation. Wall mounted radiator. Carpeted flooring. Ceiling light point. Coving to the ceiling.

Family Bathroom
9'5 x 8'8 approx (2.87m x 2.64m approx)
UPVC double glazed window to the side elevation. 3-piece suite comprising a corner bath with mains fed shower over, pedestal wash hand basin and a low level flush WC. Tiled splash backs. Extractor unit. Carpeted flooring. Ceiling light point. Vanity storage cabinet with mirror and lighting. Wall mounted double radiator.

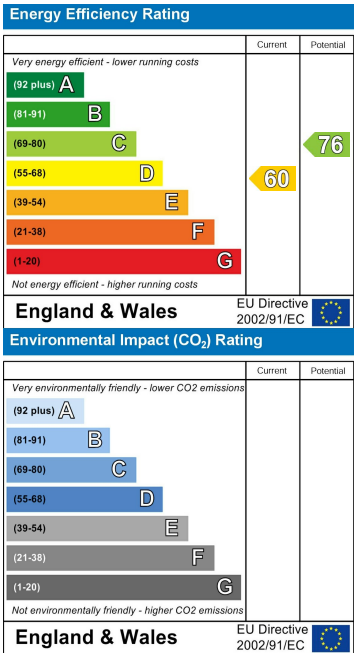
Front of Property
The property sits at the head of a quiet cul-de-sac. Driveway providing ample off the road vehicle hard standing. Driveway leads to integral garage. Mature shrubs and trees planted to the borders. Laid to lawn garden.

Rear of Property
Enclosed rear garden mostly laid to lawn with stunning views of Woodborough. Tiered area. Mature shrubs and trees planted to the borders. Outside taps to the side and rear elevations.

Integral Garage
17'01 x 16'01 approx (5.21m x 4.90m approx)
Double garage with electric double up and over door to the front elevation. Window to the side elevation. Light & Power. Wall mounted double radiator. Internal door leading through to Garden Room

Council Tax
Local Authority: Gedling
Council Tax band: E

Agents Notes: Additional Information
Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – BT, Sky
Broadband Speed - Standard 4mbps Ultrafast 66mbps
Phone Signal – 02, Vodafone, Thee, EE
Sewage – Mains supply
Flood Risk – No flooding in the past 5 years
Flood Defences – No
Non-Standard Construction – No
Any Legal Restrictions – No
Other Material Issues – No



These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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