



**Doverbeck Drive  
Woodborough, Nottingham NG14 6ER**

DETACHED TWO BEDROOM BUNGALOW  
ON GENEROUS CORNER PLOT

**Asking Price £400,000 Freehold**





Robert Ellis Estate Agents are delighted to bring to the market this well-presented TWO BEDROOM DETACHED BUNGALOW, occupying a desirable CORNER PLOT within the highly regarded village of Woodborough.

This deceptively spacious bungalow is offered to the market with no upward chain and boasts flexible accommodation throughout, including two reception rooms, a utility room, and an en-suite to the master bedroom.

The property briefly comprises an entrance hallway leading to a bright and airy lounge with a separate dining area, a fitted kitchen, utility room, and two well-proportioned bedrooms — the master benefiting from its own en-suite. There is also a modern four-piece suite family bathroom.

Occupying a generous corner plot, the bungalow enjoys wrap-around gardens with well-maintained lawned areas and patio space ideal for relaxing or entertaining. To the front, a driveway provides ample off-road parking and leads to an integral garage.

The home benefits from modern gas central heating, double glazing, and sits in a peaceful residential location with a strong village community. Woodborough offers a popular local pub, village shop, primary school, and great access to countryside walks — while also being just a short drive from Mapperley, Arnold and Nottingham City Centre.

Viewing is highly recommended to appreciate the space, location and potential this fantastic bungalow has to offer.



### Entrance Porch

2'7 x 5'1 approx (0.79m x 1.55m approx)

UPVC double glazed French doors to the front elevation leading into the entrance porch comprising quarry tiled flooring, UPVC double glazed window to the side elevation, internal glazed wooden door leading into the entrance hallway with glazed window to the side.

### Entrance Hallway

20'7 x 4'11 approx (6.27m x 1.50m approx)

Laminate floor covering, wall mounted radiator, plate rail, built-in sliding door storage cupboard providing useful additional storage space, additional airing cupboard with shelving, doors leading off to:

### Bedroom One

10'5 x 12'3 approx (3.18m x 3.73m approx)

UPVC double glazed picture window to the side elevation, wall mounted radiator, ceiling light point, coving to the ceiling, built-in wardrobes providing ample storage space, door leading through to the en-suite shower room.

### En-Suite Shower Room

6'1 x 8' approx (1.85m x 2.44m approx)

Walk-in shower enclosure featuring Mira electric shower above, semi-recessed vanity wash hand basin with storage cupboard below, low level flush WC, wall mounted radiator, tiled splashbacks, recessed spotlights to the ceiling, tiling to the floor, extractor fan.

### Bedroom Two

12'9 x 9'4 approx (3.89m x 2.84m approx)

UPVC double glazed window picture window to the side elevation, wall mounted radiator, ceiling light point, coving to the ceiling, built-in wardrobes providing ample storage space with additional built-in bed side tables, wall mounted radiator, coving to the ceiling.

### Family Bathroom

8'11 x 9'2 approx (2.72m x 2.79m approx)

Four piece suite comprising panelled bath, pedestal wash hand basin, low level flush WC, walk-in shower enclosure featuring a mains fed shower above, tiled splashbacks, coving to the ceiling, recessed spotlights to the ceiling, chrome heated towel rail, UPVC double glazed window to the side elevation, tiling to the floor.

### Utility Room

6'1 x 3'3 approx (1.85m x 0.99m approx)

UPVC double glazed window to the side elevation, ceiling light point, space and plumbing for an automatic washing machine with worksurfaces over, built-in shelving for useful additional storage space, linoleum floor covering.

### Dining Area

11' x 18'7 approx (3.35m x 5.66m approx)

UPVC double glazed picture window to the rear elevation overlooking the rear garden. wall mounted radiator, ceiling light point, coving to the ceiling, additional UPVC double glazed windows to the front elevation creating an open bright space, opening through to the living room and panelled door leading through to the fitted kitchen.

### Living Room

10'6 x 19'11 approx (3.20m x 6.07m approx)

UPVC double glazed bay window to the front elevation, UPVC double glazed sliding patio doors leading to the enclosed private rear landscaped garden, wall mounted double radiator, wall light point, coving to the ceiling, feature electric fireplace incorporating slate hearth and brick surround with marble top, opening through to the dining area.

### Fitted Dining Kitchen

18'10 x 10'5 approx (5.74m x 3.18m approx)

With a range of matching wall and base units incorporating laminate worksurfaces over, 1 1/2 bowl sink with mixer tap over, integrated four ring stainless steel gas hob with extractor hood over, integrated double oven, integrated fridge and freezer, ample storage space, two UPVC double glazed windows to the side elevation, tiled splashbacks, laminate floor covering, wall mounted radiator, display cabinets, wine rack, space for dining table with door leading to the dining area and entrance hallway, UPVC double glazed access door leading to the private rear garden.

### Outside

The property sits on a spacious corner plot with gardens to the front, side and rear elevations.

To the rear of the property there is a private enclosed rear landscaped garden being laid mainly to lawn, additional patio area ideal for a garden greenhouse, raised decked area, fencing and hedging to the boundaries with mature shrubs and trees planted to the borders.

Spacious driveway providing ample off the road vehicle hardstanding, space for caravan or motorhome subject to the buyers needs and requirements.

### Garage

19'05 8'7 x (5.92m 2.62m x )

Up and over door to the front elevation, UPVC double glazed window to the rear elevation, side access door, wall mounted Baxi gas combination boiler providing hot water and central heating to the property, light, power, loft access hatch, electrical consumer unit.

### Agents Notes: Additional Information

Council Tax Band: E

Local Authority: Gedling

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 5mbps Ultrafast 1000mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

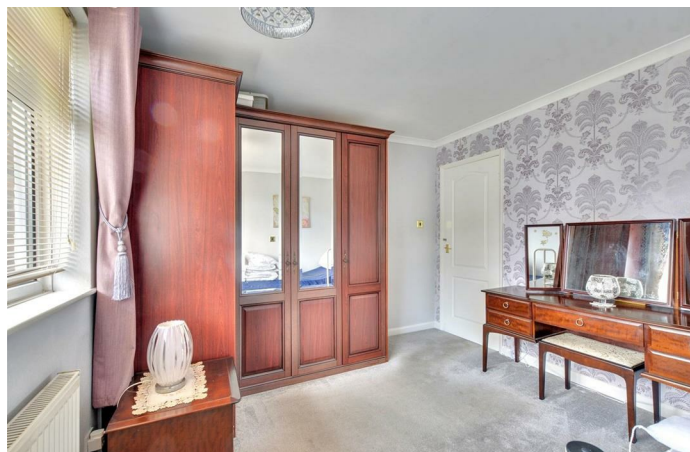
Flood Risk: No flooding in the past 5 years

Flood Defences: No

Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No







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		
	56	78
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		

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.