



**Smalls Croft**  
**Woodborough, Nottingham NG14 6EY**

EXTENDED FOUR BEDROOM DETACHED  
FAMILY HOME

**Offers In The Region Of £550,000 Freehold**



Robert Ellis are delighted to bring to the market this extended four bedroom detached family home situated in the highly sought after village of Woodborough.

The property offers spacious and versatile accommodation throughout and has been modernised to a high standard, making it ideal for growing families.

In brief the accommodation comprises entrance hallway with feature staircase and glass balustrade, ground floor cloakroom, and a stunning open plan kitchen diner fitted with contemporary gloss handleless units, quartz work surfaces and integrated appliances. To the rear there is a spacious living room benefitting from bi-folding doors opening onto the garden, underfloor heating and a feature burner.

To the first floor there are four bedrooms and a modern four piece family bathroom.

Externally, to the front of the property there is a spacious driveway providing ample off road parking with an additional side driveway with car port and access to the garage with an electric door. To the rear there is a summer house/office, generous enclosed garden with a large decked seating area and lawned garden, ideal for entertaining.

Located in the desirable village of Woodborough, the property offers access to excellent local amenities and schools, countryside walks and transport links into Nottingham.

An early viewing is highly recommended to fully appreciate the size, finish and location on offer.



### Entrance Hallway

13'05" x 6'6" approx (4.09m x 1.98m approx)

Modern composite door to the side elevation with UPVC double glazed frosted side window, feature staircase leading to the first floor landing with glass balustrade, feature chrome vertical radiator, LVT feature flooring, ceiling light point, panelled doors leading through too:

### Ground Floor Cloakroom

5'05" x 4'07" approx (1.65m x 1.40m approx)

Low level flush WC, corner vanity wash hand basin with mixer tap over, feature tiled splashbacks, large format tiling to the floor, UPVC double glazed window to the side elevation, recessed spotlights to the ceiling, wall mounted radiator, extractor, built-in cupboard housing the gas central heating boiler along with additional built-in storage space.

### Open Plan Kitchen Diner

19'7" x 18'10" approx (5.97m x 5.74m approx)

Bright and spacious open plan kitchen diner benefits from having UPVC double glazed windows windows to the front elevation, UPVC double glazed stable style door to the side elevation, ample space for a dining table, feature vertical radiators, recessed spotlights to the ceiling, LVT flooring, a range of contemporary gloss handleless wall and base units with quartz worksurfaces over, induction hob with feature extractor hood above, integrated Siemens double oven and American style fridge freezer. Undercounter 1.5 bowl sink with swan neck mixer tap above, space and point for a freestanding wine cooler, integrated dishwasher, corner carousel units providing additional storage space.

### Living Room

19'10" x 18'6" approx (6.05m x 5.64m approx)

Bi-folding doors to the rear elevation, recessed spotlights to the ceiling, LVT flooring, wet underfloor heating, feature burner with glazed hearth, sliding door leading to the utility room.

### Utility Room

7'09" x 8'03" approx (2.36m x 2.51m approx)

UPVC double glazed window to the rear elevation, recessed spotlights to the ceiling, space and plumbing for an automatic washing machine, space and point for a tumble dryer, built-in storage providing useful additional storage space.

### First Floor Landing

Loft access hatch, ceiling light point, panelled doors leading off to:

### Family Bathroom

5'06" x 10'8" approx (1.68m x 3.25m approx)

Four piece suite comprising a double ended panelled bath with a shower attachment, vanity wash hand basin with storage cupboards below and mixer tap over, low level flush WC, walk-in shower enclosure featuring a mains fed shower above, recessed spotlights to the ceiling, extractor fan, feature towel rail, feature linoleum floor covering.

### Bedroom One

9'11" x 15'04" approx (3.02m x 4.67m approx)

UPVC double glazed window to the front elevation, wall mounted radiator, two ceiling light points, a range of built-in wardrobes providing useful additional storage space, electric drop light points and air conditioning unit.

### Bedroom Two

10'1" x 12' approx (3.07m x 3.66m approx)

UPVC double glazed window to the rear elevation, wall mounted radiator, ceiling light point, built-in storage with sliding mirrored doors providing useful additional storage space.

### Bedroom Three

10'6" x 9' approx (3.20m x 2.74m approx)

UPVC double glazed window to the front elevation, wall mounted radiator, ceiling light point, built-in storage cupboard with sliding doors providing useful additional storage space, airing cupboard housing the hot water cylinder.

### Bedroom Four

8'11" x 8'05" approx (2.72m x 2.57m approx)

UPVC double glazed window to the rear elevation, wall mounted radiator, ceiling light point, air conditioning unit.

### Outside

#### Rear of Property

To the rear of the property there is an enclosed rear garden with large decked area providing ample seating space, a summer house/office, laid to lawn, a range of shrubs and trees planted to the borders, fencing to the boundaries.

#### Front of Property

To the front of the property there is a spacious driveway providing off the road vehicle hardstanding, garden laid to lawn, shrubs and trees planted to the borders, additional driveway to the side elevation with resin stone flooring, car port covered area and access to the garage/store.

#### Garage

10' x 8'05" approx (3.05m x 2.57m approx)

Electric roller shutter door to the front elevation with light and power.

#### 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

Broadband Speed: Standard 4mbps 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





**Robert Ellis**  
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	76
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>		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			
<b>England &amp; Wales</b>		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.