

| Holme Close | Woodborough | Nottingham | NG14 6EX  
| Asking Price £450,000

**Robert Ellis**  
RESIDENTIAL



## Front of Property

The property sits in a quiet cul-de-sac with a laid to lawn to the front alongside double tarmac driveway providing ample off the road vehicle hardstanding, a pathway to the front entrance door and access to the integral garage.

## Entrance Hallway

18'01 x 3'06 approx (5.51m x 1.07m approx)

Staircase leading to the first floor landing, ceiling light point, glazed window through to dining room, useful under stairs storage cupboard, wall mounted radiator, coving to the ceiling, panelled doors leading off to rooms.

## Ground Floor Cloakroom

6'06 x 4'08 approx (1.98m x 1.42m approx)

UPVC double glazed window to side elevation, low level flush WC, vanity wash hand basin, ceiling light point, wall mounted radiator.

## Study

6'05 x 8'02 approx (1.96m x 2.49m approx)

UPVC double glazed window to the front elevation, wall mounted radiator, ceiling light point.

## Dining Room

10'06 x 9'11 approx (3.20m x 3.02m approx)

UPVC double glazed window and door to side elevation leading to paved patio area, wall mounted radiator, ceiling light point, coving to the ceiling, serving hatch leading to the kitchen, internal bi-folding doors leading to living room.

## Living Room

11'07 x 21'05 (3.53m x 6.53m )

A pair of matching sliding double glazed patio doors leading to rear enclosed garden, ceiling light points, coving to the ceiling, wall mounted double radiators, feature fireplace incorporating an inset living flame gas fire.

## Fitted Kitchen

10'8 x 9'3 approx (3.25m x 2.82m approx )

A range of matching wall and base units incorporating tiled worksurface over, 1 1/2 bowl sink with drainer and mixer tap over, space and point for freestanding cooker, space and plumbing for automatic dishwasher, recessed spotlights to ceiling, wall mounted double radiator, breakfast bar offering additional seating space, serving hatch through to dining room, space and point for freestanding fridge freezer, linoleum floor covering, UPVC double glazed window to the front elevation, archway leading through to utility room.

## Utility Room

5'05 x 7'04 approx (1.65m x 2.24m approx)

UPVC double glazed window to the rear elevation, stainless steel sink with hot and cold tap over, tiled worktop, space and plumbing for automatic washing machine, ceiling light point, wall mounted double radiator, panelled door leading to integral garage.

## Integral Garage

16'01 x 19'06 approx (4.90m x 5.94m approx)

This spacious integral double garage comprises of a roller shutter door to front elevation, side access door and window to rear elevation, light and power, wall mounted Worcester Bosch gas central heating boiler, additional storage to roof space.

## Rear of Property

To the rear of the property there are picturesque views to the neighbouring countryside, with a large garden laid-to lawn fencing to the boundaries and paved patio area that wraps around the property with mature shrubs and trees planted to the borders.

## Landing

Loft access hatch, UPVC double glazed window to the side elevation, recessed spotlights to the ceiling, airing cupboard housing hot water tank with additional storage above, wall mounted radiator, panelled doors leading off to rooms.

## Bedroom 1

10' x 12'8 approx (3.05m x 3.86m approx)

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

## En-suite Shower Room

6'4 x 6' approx (1.93m x 1.83m approx)

Modern white three piece suite comprising of shower enclosure with mains fed shower above, semi-recessed vanity hand wash basin with storage cupboard under and mixer tap above, low level flush WC, wall mounted radiator, UPVC double glazed window to the front elevation, tiling to walls and floor, semi-recessed spotlights to ceiling, extractor fan.

## Bedroom 2

## Family Bathroom

5'06 x 6'10 approx (1.68m x 2.08m approx)

Three piece suite comprising of panelled bath with mixer shower attachment above, low level flush WC, hand wash basin with separate hot and cold taps, wall mounted radiator, tiled splashbacks, carpeted flooring, UPVC double glazed window to side elevation, ceiling light point, shaver point.

## Bedroom 2

11'10 x 10'11 (3.61m x 3.33m )

UPVC double glazed picture window to the rear elevation with views overlooking the neighbouring countryside and fields, built-in wardrobes providing ample storage space, ceiling light point, wall mounted radiator.

## Bedroom 3

10'6 x 9'05 approx (3.20m x 2.87m approx)

UPVC double glazed picture window to the rear elevation with views overlooking the neighbouring countryside and fields, ceiling light point, wall mounted radiator.

## Bedroom 4

10'9 x 8'10 approx (3.28m x 2.69m approx)

UPVC double glazed window to the side elevation, ceiling light point, built-in storage cupboard providing useful additional storage space.

## 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, Superfast 38mbps

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

1053NM-SM



Spacious Four-Bedroom Detached Family Home in the Heart of Woodborough  
Viewing Highly Recommended, No Upward Chain.

Robert Ellis Estate Agents are proud to present this generously proportioned four-bedroom detached property, located on a quiet cul-de-sac in the sought-after village of Woodborough. With a range of local amenities, including a post office, pubs, a primary school, and bus links to The Minster School in Southwell, as well as excellent transport connections to Nottingham and neighboring villages, this property is ideally situated for family living.

Built of brick under a tiled roof, the home offers spacious accommodation with scope to extend and modernize (subject to relevant planning permissions). The ground floor comprises an inviting entrance hall, a bright living room with patio doors opening to the rear garden, a dining room, a fitted kitchen, a utility room, a study, and a ground floor cloakroom.

Upstairs, there are four generously sized double bedrooms, ideal for family living, and a family bathroom.





Externally, the property boasts a large driveway, an integral double garage, and a lawned garden at the front. The rear garden is a standout feature, with its expansive lawn, mature shrubs, and trees, offering stunning views of the picturesque Woodborough landscape.

This property presents a rare opportunity to acquire a substantial family home with fantastic potential in a highly desirable village location. Contact Robert Ellis today to arrange your viewing!



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

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**Robert Ellis**  
ESTATE AGENTS



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>			
(55-68) <b>D</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>		64	81
	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(12 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>			
	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.