



**Whites Croft**  
**Woodborough, Nottingham NG14 6DZ**

**Asking Price £800,000 Freehold**

A FIVE BEDROOM DETACHED FAMILY HOME SITUATED IN WOODBOROUGH!



A stunning five-bedroom detached family home, recently redeveloped and finished to an exceptional standard throughout, occupying an enviable position in the highly sought-after village of Woodborough. Backing directly onto open fields and enjoying far-reaching countryside views, this outstanding home offers the perfect blend of contemporary living and rural tranquillity.

This impressive property offers over three floors of beautifully presented accommodation, combining stylish modern design with spacious and versatile family living. The heart of the home is the magnificent open-plan living kitchen diner, featuring a contemporary range of fitted units, a central island, integrated AEG appliances and expansive sliding doors opening onto the rear garden, perfectly positioned to take advantage of the stunning countryside backdrop. Designed with both everyday family life and entertaining in mind, this exceptional space forms the centrepiece of the home.

The ground floor also benefits from a welcoming entrance hallway, a spacious lounge with feature media wall and electric fire, a versatile dining hall, utility room, downstairs WC and a generous double bedroom with en-suite facilities, making it ideal for guests, older children or multi-generational living.

To the first floor are three further well-proportioned bedrooms, including two doubles and a versatile fifth bedroom which could equally serve as a nursery, dressing room or home office, together with a luxurious family bathroom finished with high-quality contemporary fittings.

Occupying the entire second floor is the impressive master suite, creating a private sanctuary away from the main living accommodation. Featuring a Juliet balcony and large picture windows overlooking the adjoining fields and rolling countryside beyond, the suite enjoys spectacular rural views together with extensive storage and a luxurious en-suite bathroom complete with a freestanding bath and walk-in shower.

Externally, the property is approached via a substantial driveway providing off-road parking for multiple vehicles. To the rear, the enclosed garden backs directly onto open fields, creating a wonderful sense of space, privacy and seclusion. The uninterrupted countryside outlook provides an idyllic setting for outdoor entertaining, family enjoyment and peaceful relaxation throughout the seasons.

Situated within one of Nottinghamshire's most desirable villages, the property enjoys easy access to an excellent range of local amenities. Residents can enjoy award-winning dining and events at Woodborough Hall, recognised in the Nottinghamshire Tourism Awards, alongside the highly regarded Four Bells Inn, a popular gastropub renowned for its French and British cuisine. The village is also home to the charming Gardener's Retreat café, whilst highly regarded schools, scenic countryside walks and convenient transport links into Nottingham city centre further enhance the appeal of this exceptional location.



### Entrance Hallway

Modern double glazed composite entrance door to the front elevation with fixed double glazed panels either side and above, wall mounted radiator, LVT flooring, carpeted staircase leading to the first floor landing, recessed spotlights to the ceiling, storage cupboard, opening leading through to the dining hall.

### Dining Hall

8'06" x 10'05" approx (2.59m x 3.18m approx)

This versatile space can be tailored to suit the buyers needs and requirements as an entrance hallway, dining space, etc.

UPVC double glazed window to the front elevation, LVT flooring, wall mounted radiator, internal glazed double doors leading through to the living kitchen diner.

### Open Plan Living Kitchen Diner

20'94" x 27'74" approx (6.10m x 8.23m approx)

A range of wall and base units incorporating worksurfaces over, four ring AEG induction hob with an AEG extractor hood above, integrated AEG microwave, integrated AEG double oven, central island unit incorporating an inset sink with swan neck matte black mixer tap over, AEG integrated dishwasher, glass splashbacks, LVT flooring, two wall mounted radiators, inset pelmet lighting, ample space for both living and dining spaces, opening leading through to the utility room, sliding double glazed full length doors leading out to the rear garden, doors leading off to:

### Utility Room

7'81" x 7'06" approx (2.13m x 2.29m approx)

A range of wall and base units with worksurfaces over incorporating an inset sink with matte black swan neck mixer tap over, glass splashbacks, space and plumbing for a washing machine, space and point for a tumble dryer, wall mounted radiator, LVT flooring, UPVC double glazed door leading out to the rear garden.

### Downstairs WC

4'86" x 5'35" approx (1.22m x 1.52m approx)

LVT flooring, corner vanity wash hand basin with matte black mixer tap and storage cupboard below, wall mounted radiator, WC, UPVC double glazed window to the side elevation, extractor fan, door leading to the boiler room.

### Boiler Room

Housing the gas central heating combination boiler providing instant hot water and central heating to the property.

### Lounge

15'38" x 15'22" approx (4.57m x 4.57m approx)

UPVC double glazed square bay window to the front elevation, media wall incorporating a feature electric fire and inset lighting, carpeted flooring, wall mounted radiator.

### First Floor Landing

Carpeted flooring, wall mounted radiator, carpeted staircase leading to the second floor landing, UPVC double glazed window to the side elevation, UPVC double glazed floor to ceiling window to the front elevation allowing ample natural daylight, recessed spotlights to the ceiling, doors leading off to:

### Bedroom Five

8'50" x 7'62" approx (2.44m x 2.13m approx)

Carpeted flooring, UPVC double glazed window to the rear elevation, wall mounted radiator.

### Inner Hallway

Carpeted flooring, wall mounted radiator, UPVC double glazed window to the rear elevation, recessed spotlights to the ceiling, doors leading off to:

### Bedroom Four

8'67" x 9'59" approx (2.44m x 2.74m approx)

Carpeted flooring, UPVC double glazed window to the rear elevation, wall mounted radiator.

### Bedroom Three

11'53" x 8'95" approx (3.35m x 2.44m approx)

Carpeted flooring, UPVC double glazed window to the front elevation, wall mounted radiator.

### Bedroom Two

12'60" x 12'65" approx (3.66m x 3.66m approx)

Carpeted flooring, UPVC double glazed window to the front elevation, wall mounted radiator, door leading through to the en-suite shower room.

### En-Suite

2'11" x 8'6" approx (0.9 x 2.6 approx)

Tiling to the walls, tiling to the floor, WC, vanity wash hand basin with matte black mixer tap, shower enclosure with mains fed matte black shower over, recessed spotlights to the ceiling, extractor fan.

### Family Bathroom

10'91" x 5'36" approx (3.05m x 1.52m approx)

Tiling to the walls, tiling to the floor, matte black wall mounted heated towel rail, vanity wash hand basin with matte black mixer tap over, walk-in shower enclosure with matte black mains fed rainfall shower over, WC, inset bath with matte black mixer tap, recessed spotlights to the ceiling, UPVC double glazed windows to the rear and side elevations.

### Second Floor Landing

Carpeted flooring, storage cupboard, door leading through to the master suite.

### Master Suite

33'90" x 15'75" approx (10.06m x 4.57m approx)

Carpeted flooring, three wall mounted radiators, recessed spotlights to the ceiling, storage to the eaves, door leading through to the en-suite bathroom, UPVC double glazed sliding door incorporating a Juliet balcony and UPVC double glazed window to the rear elevation with picturesque views over the neighbouring countryside.

### En-Suite

7'96" x 8'40" approx (2.13m x 2.44m approx)

Tiling to the walls, tiling to the floor, UPVC double glazed window to the rear elevation with picturesque views, freestanding bath with matte black freestanding mixer tap over, vanity wash hand basin with matte black mixer tap over, WC, walk-in shower enclosure with matte black mains fed shower over, matte black wall mounted heated towel rail, recessed spotlights to the ceiling.

### Front of Property

To the front of the property there is a driveway providing off the road parking for multiple vehicles, side gated access to the rear of the property.

### Rear of Property

To the rear of the property there is an enclosed rear garden with paved patio area, steps leading to a raised deck and raised garden laid to lawn all with magnificent views over the neighbouring countryside, side gated access to the front of the property.

### 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 9mbps Superfast 69mbps

Phone Signal: O2, 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			
<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.