



12 Buckland Drive,
Woodborough, NG14 6EU

12 Buckland Drive, Woodborough, NG14 6EU

****Guide Price £475,000 - £485,000****

This extended detached family home provides spacious and well presented accommodation arranged over two floors which includes an entrance hall, a living room with patio doors opening to the garden, a dining room, a modern fitted kitchen, a utility room, a shower room and a wc on the ground floor, with the first floor landing giving access to four bedrooms and the bathroom.

Benefiting from gas central heating and double glazing, the property has enclosed gardens to the rear, further gardens to the front, plus a driveway, car port and garage providing off road parking for a number of vehicles.

Situated in the sought after and picturesque village of Woodborough, the property is within easy reach of local facilities including two excellent pub/restaurants, a village shop, local church and primary school.

Viewing is recommended.

Guide Price £475,000 to £485,000





GROUND FLOOR ACCOMMODATION

Wooden Entrance Door

Opening to the:-

Entrance Hall

Single glazed window to the side elevation, stairs off to the first floor, radiator, two ceiling light points, central heating thermostat.

Doors into the living room, the dining room and the ground floor shower room.

Living Room

Radiator, wall light points, double glazed sliding patio doors opening to the rear garden.

Ground Floor Shower Room

Fitted with a modern suite comprising a wash hand basin, and a shower cubicle with a glazed door and mains fed shower.

Extractor fan, ceiling light point, ladder style radiator, shaver point, built in storage cupboard housing the alarm panel.

Dining Room

Two double glazed windows to the front elevation, two radiators, wall light points and ceiling light point, feature opening to the:-

Kitchen

Fitted with a range of wall, drawer and base units, granite work surfaces, built in Belfast style sink with a drainer and mixer tap, space and plumbing for a fridge/freezer, two built in Siemens ovens.

Island breakfast bar with storage cupboards beneath and a built in Siemens induction hob.

Double glazed window to the front elevation, radiator, tiled flooring, ceiling light point, door to the:-

Utility Room

Space and plumbing for a washing machine, chest freezer, fridge.

Double glazed window with built in shutters to the rear elevation, tiled flooring, radiator, built in storage cupboard housing the RCD unit and the electric meter, wall mounted Worcester boiler, door to the rear garden and door into the:-

Ground Floor WC

Fitted with a low flush wc, and a wash hand basin.

Double glazed window to the rear elevation, tiled flooring, radiator, ceiling light point.

FIRST FLOOR ACCOMMODATION

First Floor Landing

Ceiling light point, loft access hatch, shelved airing cupboard housing the hot water cylinder, doors into four bedrooms and the bathroom.

Bedroom One

Double glazed window to the front elevation, ceiling light point, radiator, built in double wardrobe.

Bedroom Two

Double glazed window to the rear elevation, ceiling light point, radiator, built in double wardrobe.

Bedroom Three

Double glazed window to the front elevation, ceiling light point, radiator.

Bedroom Four

Double glazed window to the rear elevation, ceiling light point, radiator, built in double wardrobe.

Bathroom

Fitted with a low flush wc, a wash hand basin, and a bath with a shower mixer tap over.

Double glazed window to the side elevation, radiator, ceiling light point,

OUTSIDE

The driveway at the front of the property provides off road parking for up to three vehicles, and gives access in turn to the CAR PORT and GARAGE. The adjacent garden is laid to lawn, with shrub borders. There is an external light, access to the entrance door, and gated access to the side and rear garden.

At the side of the property there is a patio seating area,

Timber fence enclosed, the rear garden includes a patio seating area, a shaped lawn, plant and shrub border, and a mature tree. The garden has an external security light, and houses a wood built storage shed.

Garage

With an up and over door, power and lighting connected, tap, single glazed window, and a personnel door to the rear garden.

Directions

Buckland Drive can be located off Small's Croft, from Main Street, Woodborough.

Council Tax Band

Council Tax Band E. Gedling Borough Council.

Amount Payable 2022/2023 £2,738.25.

Referral Arrangement Note

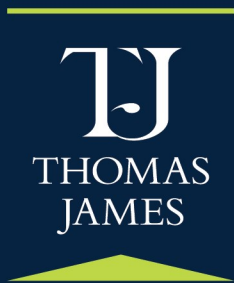
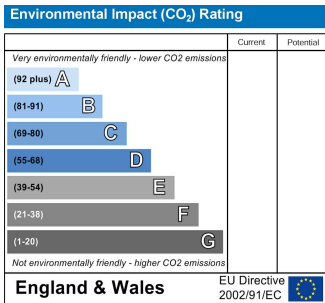
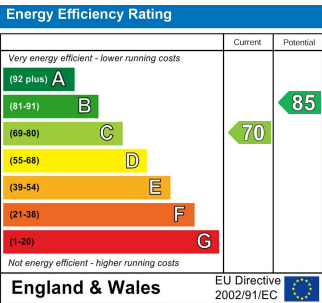
Thomas James Estate Agents always refer sellers (and will offer to refer buyers) to Knights PLC, Premier Property Lawyers, Ives & Co, Curtis & Parkinson, Bryan & Armstrong, and Marchants for conveyancing services (as above). It is your decision as to whether or not you choose to deal with these conveyancers. Should you decide to use the conveyancers named above, you should know that Thomas James Estate Agents would receive a referral fee of between £120 and £240 including VAT from them, for recommending you to them.

DISCLAIMER NOTES

These sales particulars have been prepared by Thomas James Estate Agents on the instruction of the vendor. Services, equipment and fittings mentioned in these particulars have NOT been tested, and as such, no warranties can be given. Prospective purchasers are advised to make their own enquiries regarding such matters. These sales particulars are produced in good faith and are not intended to form part of a contract. Whilst Thomas James Estate Agents have taken care in obtaining internal measurements, they should only be regarded as approximate.

MONEY LAUNDERING

Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, Thomas James require any successful purchasers proceeding with a purchase to provide two forms of identification i.e passport or photocard driving license and a recent utility bill. This evidence will be required prior to Thomas James instructing solicitors in the purchase or the sale of a property.



Thomas James Estate Agents
Corner Cottage, 4 Bingham Road
Cotgrave, NG12 3JR

Tel: 0115 989 9757
Email: cotgrave@tjea.com
Web: www.tjea.com

Selected as the Best
Independent Agent by the
Relocation Agent Network

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

