



33 SHELTHILL
WOODBOROUGH
NOTTINGHAMSHIRE NG14 6DG

Land & Estate Agents
Property Consultants



The Country Property Specialists
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33 SHELTON HILL

A well-presented spacious four/five bedroom detached house of a dormered roof design, providing an extensive range of internal accommodation and offering a superb family home, on the edge of this highly regarded Conservation village with attractive far reaching open rural aspects from the front of the property.

WOODBOROUGH

Woodborough is a much-admired village set in relatively unspoilt undulating Nottinghamshire countryside some seven miles, or so to the northeast of Nottingham. The village offers a useful range of amenities - which include two village inns, a village hall, a tennis club, an 'active' church, a village store - post office, a small health club and a popular primary school.

Close to hand there are more extensive amenities and professional services in Arnold and on Mapperley Plains and from the village there is direct road access across Mapperley Plains into Nottingham centre.

In turn, the surrounding regional centres of Southwell, a delightful historic market town, Newark on Trent, offering fast main line rail access into London Kings Cross from Northgate, and an A1 connection southbound / northbound, Mansfield and Grantham are each accessible from the property - as is the M1 Motorway network and the East Midlands Airport.

There is direct access to the A46 dual carriageway, which effectively links Lincoln to Leicester and the M1 Motorway (S), ensuring commuting convenience from Woodborough (via the East Bridgford junction) to regional population centres and beyond.

The village is very much on the map for the commuter seeking a rural village lifestyle, whilst remaining conveniently placed for daily traveling.

PRICE GUIDE: £595,000



SPECIALISING IN THE SALE OF COUNTRY PROPERTIES

GROUND FLOOR

Front Entrance Porch

Superb Dining Hall – far reaching rural aspect
4.75m x 4.65m
(15'6" x 15'3")

Two flight staircase rising to the first-floor landing with an open ceiling above; the stairwell extends into the main roofline which incorporates a Velux roof light and ensures good natural lighting. Sealed unit double glazed bay window to front aspect. Open plan to:

Inner Hall

Cloakroom/WC

Fitted low flush wc and washstand cabinet with chrome tap.

Front Sitting Room/Ground Floor Bedroom Five
3.65m x 3.45m
(12'0" x 11'3")

Sealed unit double glazed window to front aspect.

Rear Inner Sitting Room/TV Room/Family Room
4.70m x 3.40m
(15'6" x 11'0")

A spacious and pleasing room linking through sealed unit double glazed doors to the conservatory.

Superb Garden Room/Conservatory

4.70m x 3.70m (15'6" x 12'0")

This practical and spacious garden room has been transformed from its original conservatory design and now features a thermally insulated and plastered ceiling which, together with background electric heating, enables comfortable year-round enjoyment. Striking porcelain stone tiled floor. Three electric wall heaters. Sealed unit double glazed picture windows to rear garden aspect.

Well Equipped Dining Kitchen

5.65m x 3.50m (18'6" x 11'6")

Offering an extensive range of cream pastel tone cabinets providing excellent storage space within two long wall runs comprising a main L-shaped run incorporating a Whirlpool fridge and freezer and a Bosch automatic dishwasher, enclosed coffee/beverage station and a 1.5 bowl sink unit with the secondary wall run incorporating a central Stoves dual fuel range cooker with a seven ring gas hob, two ovens, grill and warming drawers, and an extraction canopy above. Grey formica countertops complementing a ceramic stone floor finish. Two sealed unit double glazed windows and half glazed doorway opening to rear garden terrace.

Utility Room

Plumbing for automatic washing machine. Single drainer stainless steel sink unit. Side sealed unit double glazed window. Ceramic stone flooring.

Agent's Note – Possible Small Annex

The spacious configuration of this versatile family home is such that ground floor bedroom five/sitting room could potentially form a small annex arrangement for a dependent relative by conversion of the existing utility room into a bathroom/shower room.



FIRST FLOOR

Landing

Access to roof void. Large, enclosed airing cupboard/linen store with fitted shelving and central heating radiator.

Superb Main Bedroom Suite

Bedroom One – *reduced ceiling height*

4.75m x 2.00m
(15'6" x 6'6")

A spacious private main bedroom arrangement offering an extensive range of high grade fitted bedroom furniture in a wood grain finish comprising two long wall runs with drawer chests at each end.

Sealed unit double glazed dormer window - far reaching rural aspect.

Luxury Bathroom En Suite

Fitted panelled bath with thermostatically controlled shower above and folding splash screen. Vernon Tutbury wash basin, bidet and low flush wc, complemented by marble effect wall tiling. Shaver point. Translucent sealed unit double glazed window.

House Shower Room

A spacious family shower room with a fully tiled corner shower cubicle incorporating a Flova thermostatically controlled chrome shower installation with a curved glass screen enclosure, Ideal Standard pedestal wash hand basin and a low flush wc. Shaver point. Translucent sealed unit double glazed dormer window.

Centre Front Bedroom Two - *reduced ceiling height*

3.65m x 3.50m (12'0" x 11'6")

Sealed unit double glazed dormer window offering a stunning far reaching rural aspect.

Front Bedroom Three – *reduced ceiling height*

4.30m x 2.00m (14'0" x 6'6")

Sealed unit double glazed dormer window offering a far-reaching rural aspect. Range of built in wardrobes and storage space in a cream painted finish of a fielded design.

Rear Bedroom Four – *reduced ceiling height*

3.35m x 2.85m (11'0" x 9'3")

Sealed unit double glazed dormer window to rear garden aspect. Range of built in wardrobes drawers and storage space.



LARGE ATTACHED GARAGE AND LANDSCAPED GARDENS

An extensive tarmac parking court provides car standing and turning space for numerous vehicles and gives access to the garage.

Large Attached Garage/Workshop

This spacious garage will be of appeal to purchasers wishing to comfortably accommodate two (or potentially more) vehicles and features an electrically operated up and over access door, and in turn, useful double doors at the far end of the garage opening to the rear garden courtyard. Light and power facility and fitted shelving.

Wall mounted Ideal gas fired boiler serving domestic hot water and central heating.

Delightful Sun Terrace and Landscaped Rear Garden

A particular feature of the sale is the particularly well maintained landscaped garden which features a large sun terrace with steps leading up to the main garden itself, which features ornamental beds and borders stocked with an attractive collection of both deciduous and coniferous specimens including acers, cherry, various conifers and bay trees, with a good degree of privacy ensured by mature coniferous laurel hedgerow and fenced screening.

Summerhouse/Garden Chalet

A large garden summerhouse with a front veranda canopy is positioned at the far end of the garden and is ideal for al fresco entertaining, a children's play area or potentially creating a home office arrangement. Light and power facility.

Productive kitchen garden. Side pedestrian access.

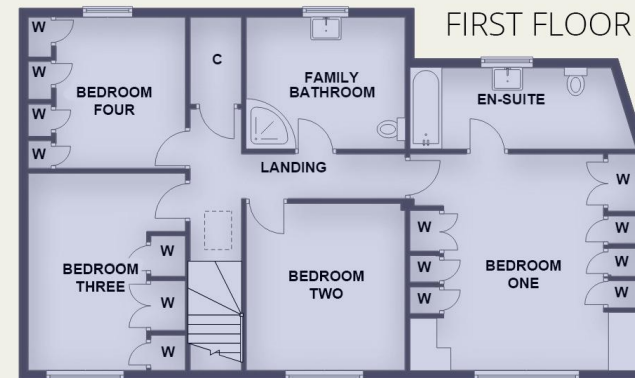




GROUND FLOOR

GENERAL AND MATERIAL INFORMATION & FLOORPLANS

FLOORPLANS FOR IDENTIFICATION PURPOSES – NOT TO SCALE



FIRST FLOOR

SERVICES

All mains' services are connected. Mains drainage and water supply. Gas central heating circulating to radiators. Sealed unit double glazing.

Please note that none of the mains service connections, appliance installations or appliances have been tested by the selling agents and no warranties are given or implied.

Environmental Considerations – Flooding

This Government supplied information informs the flood risk of the land around the property, not the building itself. The risk of flooding is identified as very low for rivers and sea and very low for surface water. <https://check-long-term-flood-risk.service.gov.uk/postcode>

Available Broadband

Basic 4 Mbps
Superfast 80 Mbps

Available Mobile Coverage

(based on calls indoors)

O2 - ✓ Vodafone - ✓

EE - ✓ Three - ✓

✓ = Good ● = Variable

X = Poor

LOCAL AUTHORITY

Council Tax Band F
Gedling Borough Council
Civic Centre
Arnot Hill Park
Arnold
Nottingham
NG5 6LU
www.gedling.gov.uk

TENURE

We understand the property is freehold and will be offered with vacant possession on completion.

VIEWING ARRANGEMENTS

If you are interested in 33 Shelt Hill and would like to arrange a viewing, please contact us on 01636 815544
www.smithandpartners.co.uk

SPECIALISING IN THE SALE OF COUNTRY PROPERTIES

REGIONAL PLAN

A detailed road map of the Nottingham area, showing major roads, towns, and a red circle highlighting the Woodborough/Lowdham area. The map includes labels for various towns such as Nottingham, Carlton, Arnold, and Eastwood. Major roads like the A60, A630, and A6097 are clearly marked. A red circle is drawn around the area labeled 'Woodborough Lowdham', which is situated between the A60 and A6097. The map also shows the River Trent and several smaller rivers. The 'Promap v2' logo is visible in the bottom right corner.

A copy of the EPC can be viewed at
<https://www.epcregister.com/searchReport.html>
 Ref No: 0340-2926-6680-2206-2555

These particulars are issued on the distinct understanding that all negotiations are conducted through Smith and Partners. The property is offered subject to contract and it still being available at the time of enquiry. No responsibility can be accepted for any loss or expense incurred in viewing. Smith and Partners for themselves and for the vendors of this property whose agents they are, give notice that: 1 These particulars do not constitute, nor constitute any part to, an offer or contract. 2 None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact. 3 Any intending purchaser must satisfy himself by inspection or otherwise, as to the correctness of the statements contained in these particulars.

LOCATION PLAN

NOT TO SCALE – FOR IDENTIFICATION PURPOSES ONLY



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