



**22 Ploughman Avenue, Woodborough – NG14 6DE**

Guide Price **£475,000**

**DavidJames**  
the estate agent



## 22 Ploughman Avenue

Woodborough, Nottingham

Well-presented 4 bed bungalow on a desirable plot offering generous single-storey living! Featuring spacious interiors, landscaped gardens and both a drive and garage in the popular Woodborough!

Council Tax band: D

Tenure: Freehold

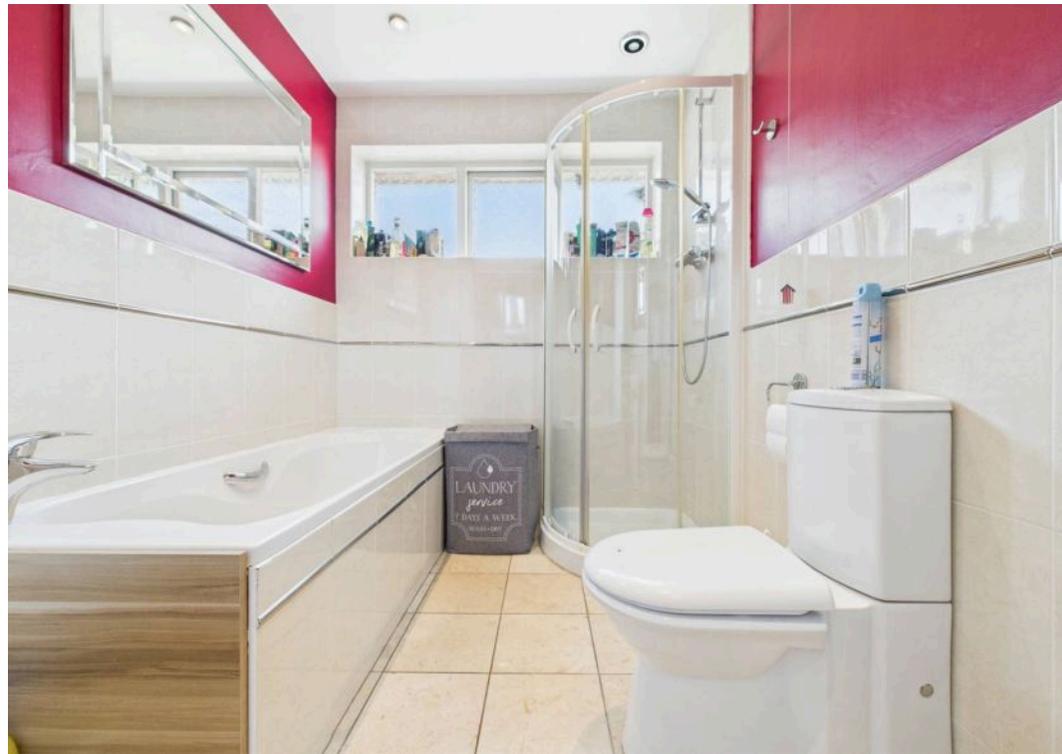
- Well-presented detached bungalow in the sought after village of Woodborough
- Ideal for those seeking the benefits of generous single-storey living
- Bright and welcoming lounge with a feature open fire and views
- Separate dining room with wood flooring and double doors to the conservatory
- Kitchen with integrated cooking appliances and a separate utility area
- Four bedrooms (main bedroom with an en-suite shower room and French doors)
- Bathroom with four-piece suite and corner shower
- Boarded loft with ladder, lighting and gas combi boiler
- Landscaped wrap-around garden with a mix of lawns, patios, mature planting and countryside views
- Garage and driveway provide off-street parking





RULES  
Sunrise  
Walks  
Optional  
cassells  
Waves  
Moon App  
d Book  
unset

ST ANDRE  
BRIGHT  
HITSTAB  
PALMOUT  
ST. IVE  
SOUTHWOL





**Approximate total area<sup>(1)</sup>**  
126.25 m<sup>2</sup>  
1358.95 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.



## David James Estate Agents

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