



**25 Park Avenue, Woodborough – NG14 6EB**

Guide Price **£550,000**

**DavidJames**  
the estate agent



## 25 Park Avenue

Woodborough, Nottingham

Extended 4-bed semi-detached family home in Woodborough with stunning open-plan living spaces, main bedroom suite with balcony and a generous established garden plus multi-vehicle parking!

Council Tax band: D

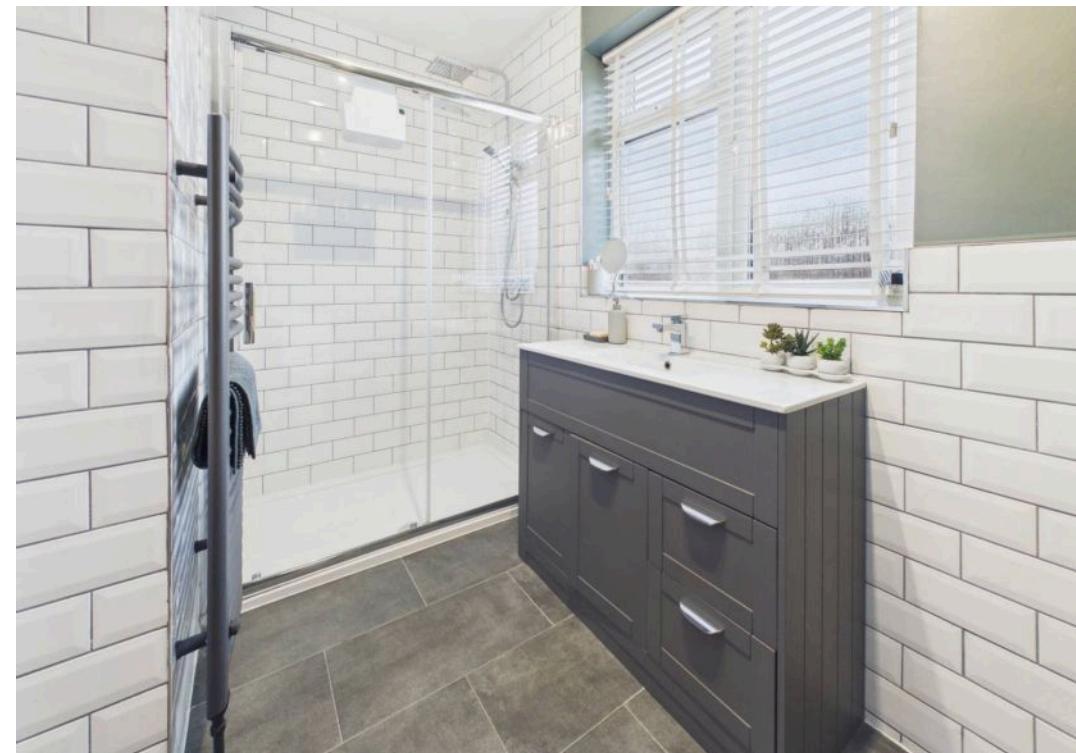
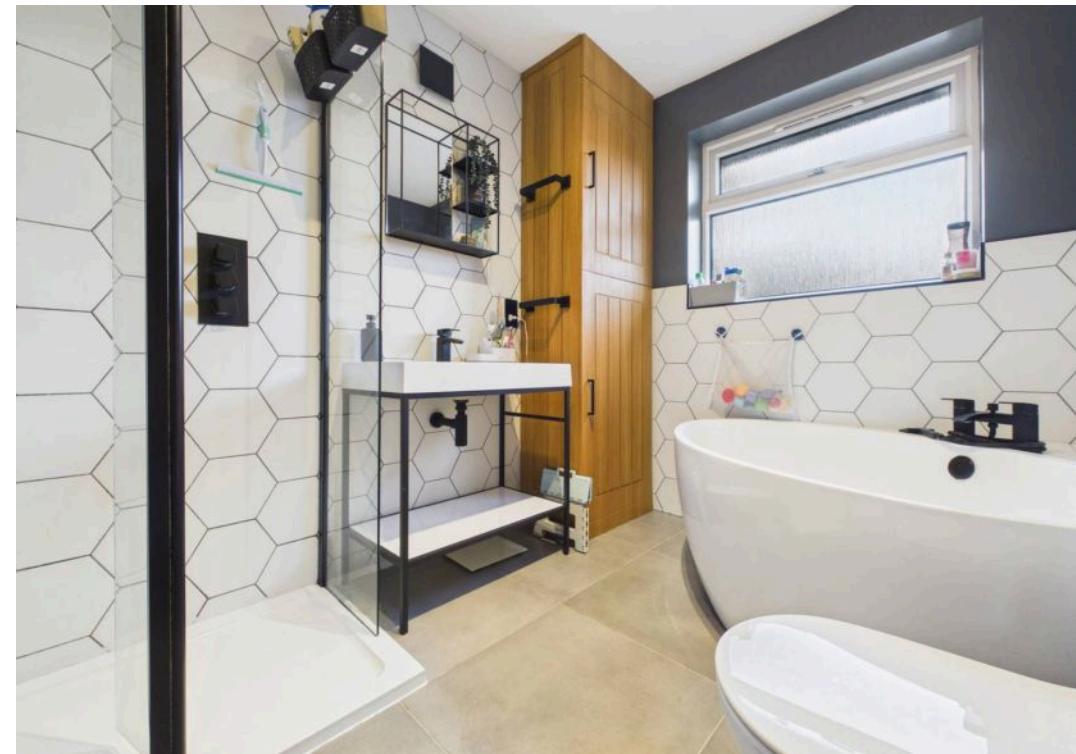
Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Substantial, stylish and extended semi-detached home
- Located in the highly sought-after village of Woodborough
- Exceptional open-plan living kitchen and adjoining dining space with vaulted ceilings, skylights and full-width bifolds
- Impressive additional family room with pitched roof and skylight plus a separate play room
- Convenient ground floor WC and utility room
- Main bedroom suite with a private balcony and a luxurious four-piece en-suite bathroom
- Three further well-proportioned bedrooms ideal for family living
- Contemporary family shower room with a double-width walk-in shower
- Generous block-paved driveway leading to an integral garage
- Enclosed garden to the rear with lawn and patio seating space







Floor 0



Floor 1

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**Approximate total area<sup>(1)</sup>**

222.2 m<sup>2</sup>

2392 ft<sup>2</sup>

**Balconies and terraces**

6.3 m<sup>2</sup>

68 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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## David James Estate Agents

David James Estate Agents, 45B Plains Road - NG3 5JU

0115 962 4213 • [mapperley@david-james.com](mailto:mapperley@david-james.com) • [www.david-james.com](http://www.david-james.com)

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