

# Emma Terry Homes

*moving made personal*



## Pinewood House, 50 Roe Hill

Woodborough, Nottingham NG14 6DS

Offers in the region of £750,000



# Pinewood House, 50 Roe Hill, Woodborough, Nottingham NG14 6DS

Nestled in the charming village of Woodborough, this delightful house on Roe Hill offers a perfect blend of comfort and versatility. With the potential to be configured as either four or five bedrooms, this property is ideal for families to adapt the layout around you over the years.

Boasting a thoughtfully designed layout across two floors, the property features an expansive kitchen/breakfast room that overlooks a delightful secret garden, perfect for quiet moments and morning coffee. The cozy snug complements the bright, spacious lounge with multi burning stove, and the huge dining room is a stunning space perfect for hosting family dinners or entertaining guests with seamless access to the private outdoor area. A guest bedroom, shower room with toilet and vanity basin and home office complete the ground floor.

Upstairs, discover a luxurious master bedroom with ensuite and access to a generous balcony, offering beautiful rural views. Two further bedrooms, one with a mezzanine level providing versatility for family or guests and family bathroom.

Outside, the property offers ample parking, a double tandem garage, and beautifully landscaped gardens, including the secret garden—a hidden gem for outdoor living and quiet retreat. Set amidst rolling countryside, yet within easy reach of local amenities, Pinewood House is the perfect blend of tranquility and convenience.



## HALL

Entrance door to house, two central heating radiators, doors through to office, rear garden, bathroom, dining room and steps to next level.

## SNUG

17'10" x 13'2" (5.46 x 4.02)

A central heating radiator, aluminium double glazed window to side and steps down into living room.

## LOUNGE

17'10" x 12'2" (5.46 x 3.73)

A multi burning stove, a central heating radiator, a small arch aluminium double glazed window to side, four aluminium double glazed windows to rear and four floor to ceiling aluminium double glazed windows.

## KITCHEN/BREAKFAST ROOM

Built in electric oven and grill, induction hob and extractor fan, space and plumbing for fridge freezer and dishwasher, a variety of base and wall units, 1 and 1/2 bowl sink with mixer tap and drainer, a central heating radiator, three aluminium double glazed windows to front overlooking the secret garden, an aluminium double glazed window to side and access to utility.

## UTILITY

Sink and drainer with mixer tap, space for washer and dryer and door through to side of house.

## OFFICE

8'7" x 13'10" (2.64 x 4.24)

A central heating radiator and two aluminium double glazed window to front.

## SHOWER ROOM

Separate shower cubicle, hand wash basin with vanity unit and low level flush W.C

## DINING ROOM

16'4", 127'11" x 11'11" (5,39 x 3.65)

Aluminium double glazed bi-folding doors to rear, a central heating radiator and doors through to garage and guest bedroom.

## GUEST BEDROOM

9'7" x 11'11" (2.94 x 3.65)

A central heating radiator, two aluminium double glazed windows to rear and a small aluminium double glazed window to front.

**LANDING**

Access to loft- part boarded, insulated, built-in pull down ladder and has a light. Access to balcony through aluminium double glazed sliding door and doors through to bathroom and bedrooms.

**BEDROOM 2 WITH MEZZANINE AREA**

19'10" x 11'5" (6.06 x 3.49)

An aluminium double glazed window to front, a central heating radiator, built in storage cupboards and stairs to second level.

**BEDROOM 3**

11'6" x 8'7" (3.53 x 2.64)

Two aluminium double glazed windows to front and a central heating radiator.

**BATHROOM**

A large obscure aluminium double glazed window to rear, large bath with mixer tap and handheld showerhead in centre, a heated towel rail, low level flush W.C with enclosed toilet system, hand wash basin and vanity unit with built in storage.

**MASTER BEDROOM**

10'0" x 19'9" (3.06 x 6.04)

Two aluminium double glazed windows to front, a central heating radiator, access to en-suite and aluminium double glazed patio doors to balcony.

**EN-SUITE**

Separate shower cubicle, low level flush W.C, hand wash basin and vanity unit with built in storage.

**BALCONY**

Enclosed by a railing and wall, stone tile floor and stunning views of the countryside.

**GARAGE**

**REAR**

Paved and lawn areas enclosed by hedges, trees and fences, a variety of bushes, shrubs and trees surrounded by countryside fields.

**FRONT**

Large driveway, double tandem garage, and enclosed car port with electric car charger, a lawn area with a variety of shrubs, bushes, a pine tree and a secret garden enclosed by a hedge.









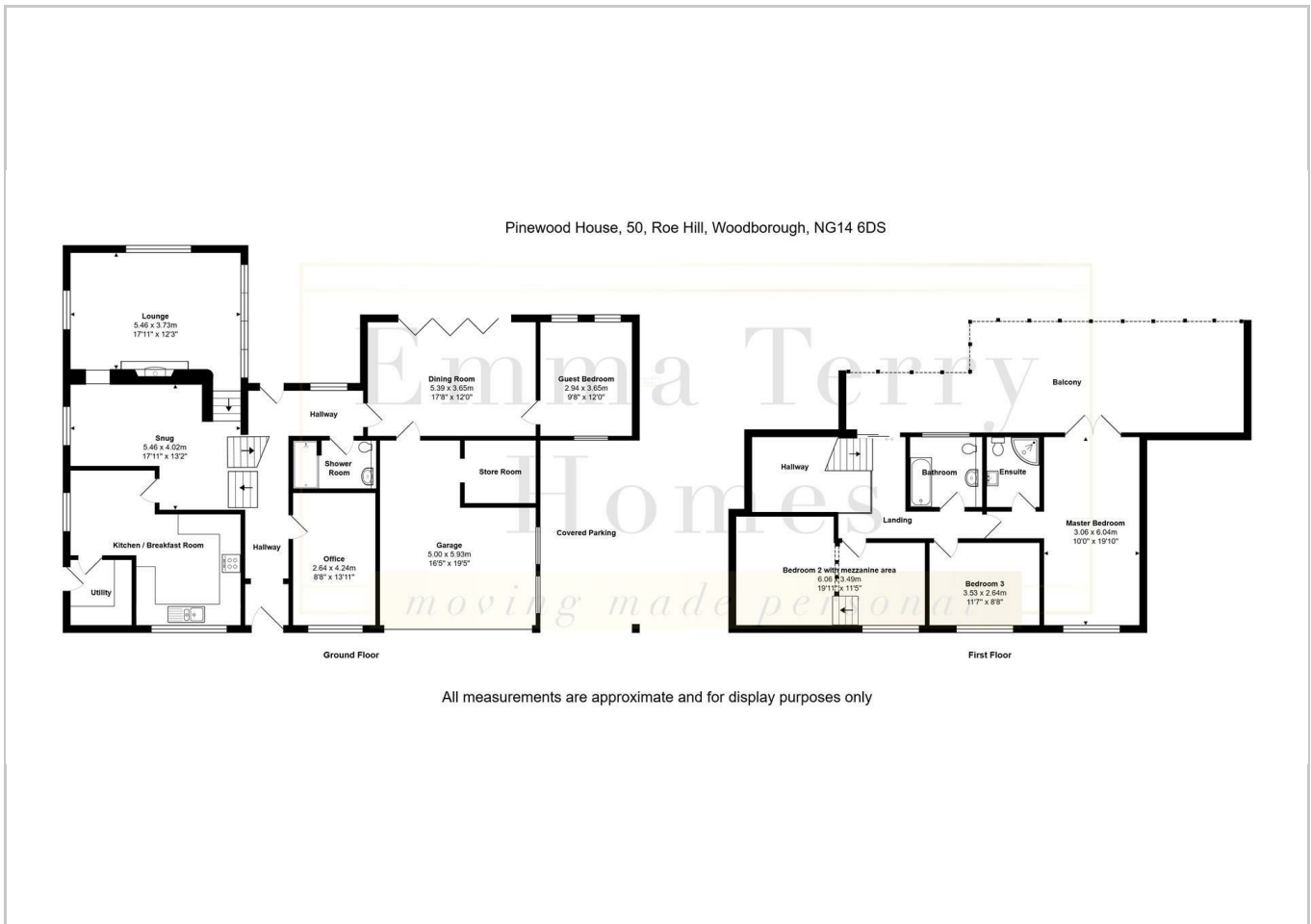
## Road Map



## Hybrid Map



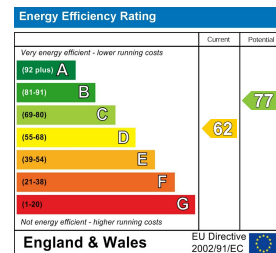
## Terrain Map



## Viewing

Please contact our Emma Terry Homes Office on 0115 966 57 41 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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