



**& ASHFORD  
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PER MONTH

**£1,350 Per month**

**Buckland Drive**

Nottingham, NG14 6EU

## PROPERTY SUMMARY

Offering generously proportioned living space across two floors, this detached four-bedroom home presents a well-balanced layout ideal for modern family life. The ground floor comprises a welcoming entrance hall, a bright lounge with patio doors leading directly out to the rear garden, a separate dining room, a contemporary fitted kitchen, useful utility room, along with the convenience of a ground floor WC and additional shower room. Upstairs, the landing leads to four well-sized bedrooms and the main family bathroom.

Further benefits include gas central heating and double glazing throughout, ensuring comfort and efficiency all year round. Outside, the property enjoys enclosed gardens to the rear offering privacy and space for outdoor entertaining, with additional garden space to the front. A driveway, car port and garage provide ample off-street parking for multiple vehicles.

Positioned within the highly regarded village of Woodborough, the home sits in a picturesque and semi-rural setting just a short distance from Calverton, Mapperley and Arnold. The village itself is well served by local amenities including a primary school, local church, village shop and popular pub/restaurants, making it a strong choice for families. Well regarded schooling is available in the surrounding area, while nearby Mapperley and Arnold offer a wider range of shops, supermarkets, leisure facilities and everyday conveniences. For commuters, regular bus services run directly from the village into Mapperley and Nottingham city centre, providing straightforward access for work and leisure travel.

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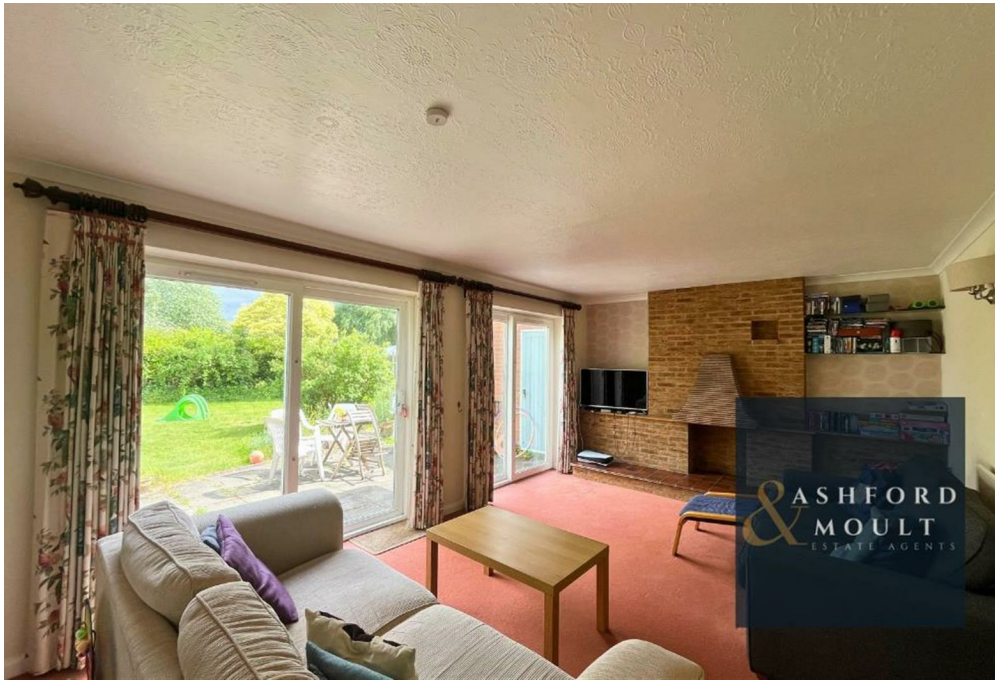


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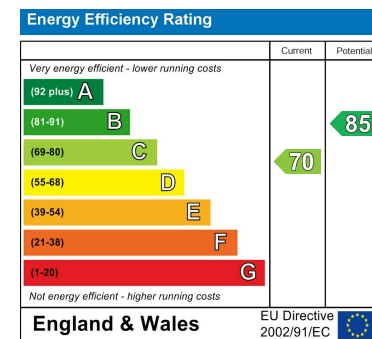
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**LOCAL AUTHORITY**  
Gedling Borough Council

**TENURE**

**COUNCIL TAX BAND**  
E

**VIEWINGS**  
By prior appointment only



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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