









# welcome to

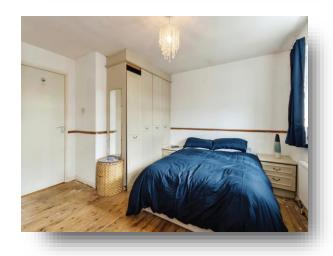
# **Finchley Close, Nottingham**

William H Brown are delighted to present this beautiful four -bedroom detached home to the market. CALL US TODAY TO ARRANGE A VIEWING!













#### **Entrance Hall**

Access to first floor and ground floor accommodation.

#### Lounge

13' x 13' 5" ( 3.96m x 4.09m )

A large lounge a great place to relax after a long day.

## **Dining Room**

8' 2" x 11' 3" ( 2.49m x 3.43m )

An additional reception room with double glazed sliding door to the conservatory and laminate flooring.

#### Kitchen

11' 2" x 7' 10" ( 3.40m x 2.39m )

Matching wall and base units, free standing appliances, tiled flooring, a pantry cupboard and access to the side of the property.

#### **Conservatory**

Currently being used as a gym but a beautiful space to look out on to the private enclosed garden.

#### Landing

Storage of where the combi boiler is kept.

#### **Bedroom One**

14' 6" x 13' 5" ( 4.42m x 4.09m )

To the first floor a double bedroom with built in wardrobes and double glazed windows.

#### **Bedroom Two**

9' 7" x 7' 10" ( 2.92m x 2.39m )

To the first floor a double bedroom with laminate flooring a double glazed windows.

#### **Bedroom Three**

6' 7" x 8' 1" ( 2.01m x 2.46m )

To the first floor a single bedroom with laminate flooring and double glazed windows.

#### **Bedroom Four**

15' 2" x 7' 8" ( 4.62m x 2.34m )

On the ground floor the garage has now been

converted into the fourth bedroom. A double bedroom with double glazed windows.

#### **Family Bathroom**

A three-piece suite which consists of a bath with overhead shower, hand basin and low level w/c.

#### **Outside Space**

To the rear of the home there is private enclosed garden with a patio area great for hosting parties and a lawn area. Access to the front of the property.

To the front of the property there is a driveway for two cars.





## welcome to

## **Finchley Close, Nottingham**

- FOUR BEDROOMS DETACHED HOUSE
- TWO RECEPTION ROOMS
- CONSERVATORY
- CORNER PLOT
- COUNCIL TAX BAND C

Tenure: Freehold EPC Rating: C

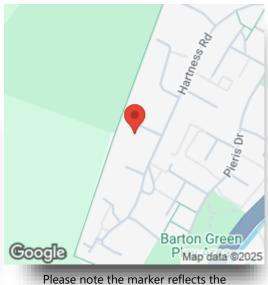
offers over

£280,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WBF102887



Property Ref: WBF102887 - 0008 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





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