

Quinton Close, Nottingham NG11 7EY



welcome to

Quinton Close, Nottingham

Welcome to this beautifully presented 3-bedroom semi-detached property, nestled in the desirable NG11 7EY area. This CHARMING HOME has been meticulously maintained and thoughtfully extended by the current owners, offering an ideal blend of contemporary living and comfortable family spaces.













Entrance Porch

With composite front door and access to the entrance hall.

Lounge

12' 10" x 10' 10" (3.91m x 3.30m) Bright and spacious front aspect lounge, with chimney breast, double glazed windows and radiator.

Kitchen/Diner/Sitting Room

12' 7" x 18' 2" (3.84m x 5.54m) A truly beautiful room with ample day light from the patio doors out to the rear garden. This is the hub of this home, with a cosy sitting area, diner area to the rear and a stunning open plan kitchen. The kitchen is elegant in design with a central island with an integrated hob. Also integrated are a fridge/freezer, and an oven.

Cloakroom

Sits under the stairs comprising of a washbasin, WC and a heated towel rail.

Utility Room

Utility cupboard with plumbing for a washing machine and tumble dryer.

Bedroom One

11' 1" x 8' 1" ($3.38m \times 2.46m$) A double bedroom to the front of the property with fitted wardrobes, carpet and a radiator.

Bedroom Two

9' 11" x 9' 9" (3.02m x 2.97m) A double bedroom to the rear of the property with views out to the garden. With built-in wardrobes, fitted carpet and radiator.

Bedroom Three

 6^{\prime} 5" x 8^{\prime} 1" (1.96m x 2.46m) An ideal single room or office space with a built-in storage cupboard or wardrobe, fitted carpet and a radiator.

Family Bathroom

A modern family bathroom comprising of a corner shower cubicle, low level WC, a washbasin and a heated towel rail.

Garage/Office

Garage is currently being used as an office space.

Outside

Externally, the property is equally impressive. The front offers a driveway with ample parking for several vehicles. The rear garden is a true delight, featuring a block paved patio, a lush laid lawn, and beautifully bordered flower beds, creating a serene and private outdoor retreat.





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Quinton Close, Nottingham

- Beautiful 3 bedroom semi-detached property in a popular location
- Open plan kitchen/diner/sitting room
- Off street parking
- Council tax band C
- Close to local amenities and transport links

Tenure: Freehold EPC Rating: Awaited

offers over

£335,000





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Property Ref: WBF103099 - 0003 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.

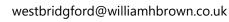
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