



**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 x 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' 5" x 8' 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**



Please note the marker reflects the postcode not the actual property

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