



The Downs, NOTTINGHAM NG11 7DY

welcome to

The Downs, NOTTINGHAM

William h brown are please to offer this substantial five-bedroom detached family home offers spacious and versatile accommodation, beautifully presented throughout, perfect for families after their forever home!



Entrance Hall

Composite door, wood-effect flooring, carpeted staircase, radiator.

Living Room

12' 9" x 11' 3" (3.89m x 3.43m)

Window to front aspect, solid wood flooring, feature fireplace with a decorative surround, opening to the family room.

Family Room

11' x 9' 6" (3.35m x 2.90m)

Solid wood flooring , a radiator, coving and patio doors to the conservatory.

Conservatory

11' 4" x 9' 10" (3.45m x 3.00m)

windows to the side aspect, wood-effect flooring, French doors to rear garden

Kitchen

11' 8" x 11' 4" (3.56m x 3.45m)

fitted with base and wall units with worktops, integrated oven, microwave and dishwasher, electric hob with an extractor hood above, 1 and 1/2 bowl stainless steel sink, tiled flooring, window to rear aspect.

Utility Room

8' 7" x 8' 1" (2.62m x 2.46m)

plumbing for a washing machine, tiled flooring, a radiator, coving, access into the garage french doors to the garden.

Bedroom One

13' 10" x 10' 6" (4.22m x 3.20m)

window to the front aspect, wood-effect flooring, radiator, fitted wardrobes

Bedroom Two

10' 9" x 10' 5" (3.28m x 3.17m)

window to the rear aspect, carpeted flooring, radiator

Bedroom Three

13' 3" x 8' (4.04m x 2.44m)

window to the front aspect, wood-effect flooring, radiator

Bedroom Four

9' 7" x 7' 3" (2.92m x 2.21m)

window to the front aspect, wood-effect flooring, radiator

Bedroom Five

8' 2" x 5' 8" (2.49m x 1.73m)

window to the rear aspect, wood-effect flooring and radiator

Cloakroom

low level W/C , integrated wash basin and wood-effect flooring.

Bathroom

low level W/C, wash basin with storage, shower cubicle, panelled bath with mixer taps, tiled flooring and walls, heated towel rail, recessed spotlights, window to the rear aspect.

Rear Garden

A private garden with a fence panelled boundary, paved patio area, decked seating area with a pergola, a further patio and a large summer house



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welcome to

The Downs, NOTTINGHAM

- FIVE BEDROOM DETACHED HOME
- TWO RECEPTION ROOMS
- CONSERVATORY
- GARAGE AND DRIVEWAY
- SPACIOUS REAR GARDEN

Tenure: Freehold EPC Rating: D
Council Tax Band: D

£375,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
WBF103552 - 0003

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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