



Sunninghill Drive, Nottingham NG11 8AZ

welcome to

Sunninghill Drive, Nottingham

Welcome to this fantastic family home located close to a wealth of amenities and transport links. Boasting off street parking, a landscaped rear garden and 3 double bedrooms. **VIEWINGS HIGHLY RECOMMENDED!**



Entrance Hall

A welcoming entrance hall with a UPVC front door, a radiator. Leading to the staircase and the cloakroom.

Cloakroom

Off the entrance hall, fitted with a WC and a radiator.

Lounge

19' 7" x 11' 1" (5.97m x 3.38m)

A bright and spacious front aspect room with a log burner, radiator, fitted carpet and a double glazed window to the front of the property.

Dining Area

9' 1" x 8' 10" (2.77m x 2.69m)

Currently being used as play but it would make a great dining area as there are patio doors that lead out to the rear garden. Fitted with carpet and a radiator.

Kitchen

14' 3" max x 9' 3" max (4.34m max x 2.82m max)

A breakfast kitchen, fitted with match base and eye level units. Space for a dishwasher and a fridge/freezer. Fitted with a gas hob and electric oven. A storage cupboard under the stairs.

Landing

Doors to all rooms and fitted with carpet.

Bedroom 1

11' 2" x 10' 7" (3.40m x 3.23m)

A front aspect double bedroom with fitted carpets and built-in wardrobes.

Bedroom 2

13' 8" x 10' 7" (4.17m x 3.23m)

A second double bedroom sitting at the rear of the property, fitted with carpet and a built-in cupboard.

Bedroom 3

10' 8" x 8' 1" (3.25m x 2.46m)

A spacious third bedroom, overlooking the front of the property. Fitted with carpet and a radiator.

Family Bathroom

The family bathroom comprises of a WC, a washbasin, a bath, a shower cubicle and a heated towel rail.

Outside

Externally there is a driveway for several vehicles. To the rear is a good sized garden with a patio area, raised flower beds and a laid lawn.



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Sunninghill Drive, Nottingham

- 3 BEDROOM MID TERRACE HOME
- IMMACULATE PRESENTATION
- ENCLOSED REAR GARDEN
- OFF STREET PARKING
- SPACIOUS LIVING ACCOMMODATION

Tenure: Freehold EPC Rating: C

Council Tax Band: A

£230,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
WBF103826 - 0003

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