

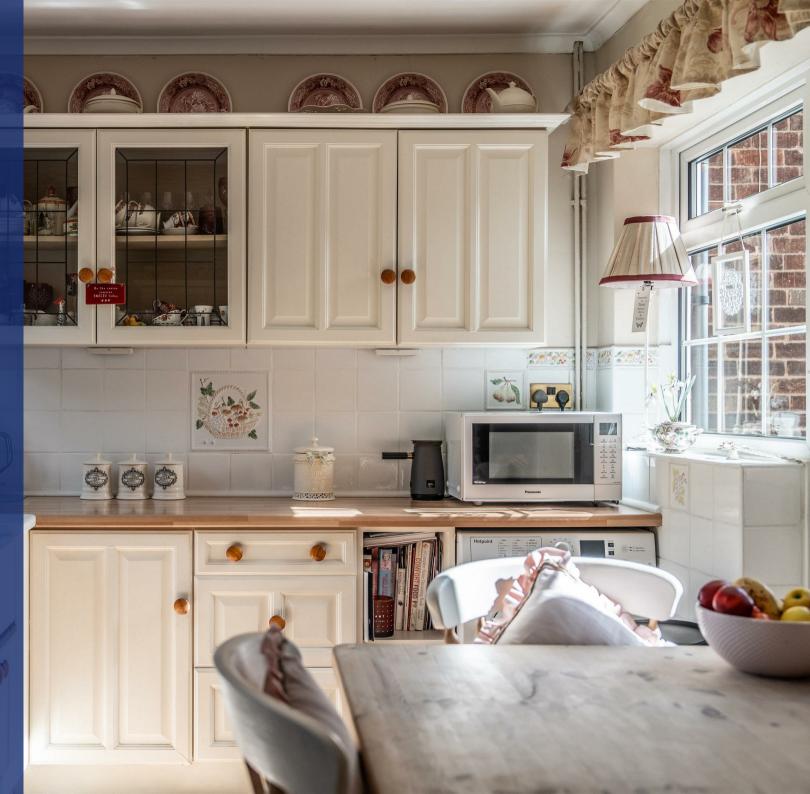


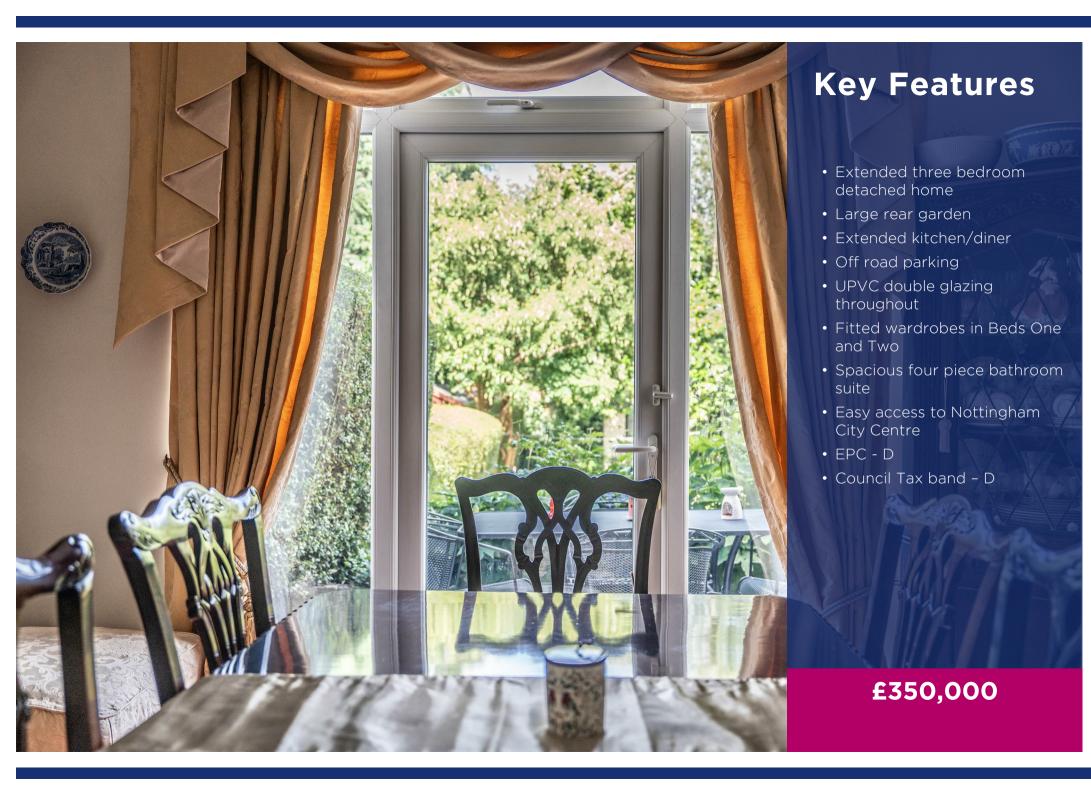


Property Description

This wonderful three bedroom detached property is situated on a popular and peaceful residential road just five miles from Nottingham City centre and is a real hidden gem. Benefitting from a two storey extension, the downstairs accommodation encompasses a spacious lounge complete with feature fireplace and large bay fronted window letting in plenty of natural light, a second reception room/dining space with views and access to the rear garden alongside a tasteful kitchen/diner with additional pantry. Upstairs, there are two double bedrooms both with in-built wardrobes, a further well-sized single room; all with new carpets, and a sizable four piece bathroom suite. Outside, there is a vast rear garden with patio area and towards the front, a small lawn with flower beds and driveway providing off road parking.

The property is well placed for easy access to local shopping facilities, with the ring road providing easy access to many other shopping areas as well as to the city centre, there are excellent schools for all ages, healthcare and sports facilities and the excellent transport links include access around Nottingham via the ring road, the M1 and East Midlands Airport are within easy reach as is Nottingham train station. The property is well placed for easy access to and from the city centre and to many other suburbs and workplaces around the city.





Accommodation in Detail

Front of the property

Set back from the road, the property features a small front garden with lawn and flower beds, a side driveway and gated access to a side patio area.

Ground Floor

Entrance Hall

Light and welcoming, the entrance hallway features an in-build storage area perfect for coat and shoe storage, stairs up to the first floor landing and doors to the two reception rooms and kitchen/diner.

Lounge

13'7 x 12'0 (4.14m x 3.66m)

The spacious living room includes a front facing bay window, feature fireplace and radiator.

Dining Room

11'10 x 11'0 (3.61m x 3.35m)

Situated towards the back of the property overlooking the rear garden, the room features a rear facing window, patio door and radiator.

Kitchen/Diner

16'5 x 8'7 (5.00m x 2.62m)

With a selection of base and wall units, the kitchen features a oven with 5 ring hob, space for a washing machine and pantry area with space for a fridge/freezer. Alongside this, there are rear facing windows and a door leading out to the garden.

First Floor

Landing

Doors to bedrooms and the bathroom. Loft hatch. Newly carpeted.

Bedroom One

13'6 x 11'2 (4.11m x 3.40m)

This spacious double bedroom features a range of in-built wardrobes and radiator alongside a large front facing window.

Bedroom Two

11'10 x 11'0 (3.61m x 3.35m)

A second double bedroom with radiator and rear facing window overlooking the garden.









Bedroom Three

7′10 x 6′11 (2.39m x 2.11m)

A well-sized single room with radiator and front facing window.

Bathroom

13'8 x 8'6 (4.17m x 2.59m)

A vast family bathroom fitted with a four piece suite comprising of toilet, sink, shower and separate bath.

Outside

The property benefits from a large rear garden with vast lawn area and patio.

EPC - D

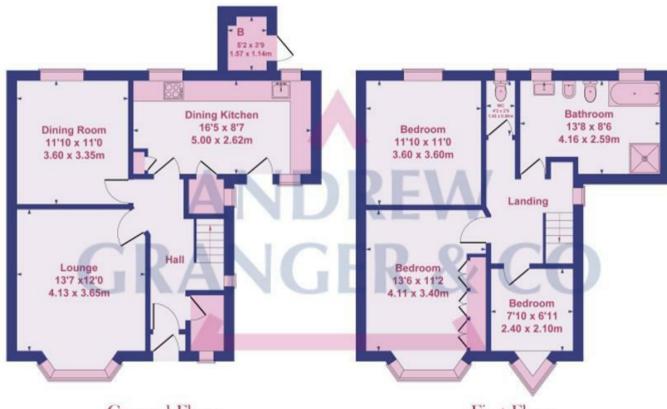
Council Tax Band - D



Floorplan

Approximate Gross Internal Area

113.5 sq. m. (1222 sq. ft.)



Ground Floor Floor Area 57.6 sq.m. (620 sq.ft.) approx First Floor Floor Area 55.9 sq.m. (602 sq.ft.) approx

Not to scale, for layout reference only. All Measurements are Approximate Produced by As built Energy Surveys for Andrew Granger & Co orders@asbuiltenergysurveys.co.uk

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EPC Rating - D

Tenure - Freehold

Council Tax Band - D

Local Authority Nottingham





