



**Guide price £350,000**

**House - Detached**

Bedrooms: 4

Bathrooms: 1

Tenure: Freehold

GUIDE PRICE £350,000 to £375,000 WALTON & ALLEN are delighted to present this EXTENDED, FOUR BEDROOM, DETACHED FAMILY HOME. The accommodation comprises; ENTRANCE PORCH, HALL, LOUNGE, DINING ROOM, KITCHEN, BREAKFAST ROOM, CLOAKROOM/W.C. FOUR BEDROOMS and FAMILY BATHROOM. There are FRONT and REAR GARDENS with a DRIVEWAY to the integral GARAGE. Situated on a CUL-DE-SAC in the extremely popular area of SHERWOOD DALES, the property has superb access to NOTTINGHAM CITY HOSPITAL, SHERWOOD and ARNOLD shopping centres and the NOTTINGHAM RING ROAD. as well as excellent public transport links to Nottingham City Centre. Offered to the market with NO ONWARD CHAIN. - Internal VIEWING is RECOMMENDED. Call now to view!



**Entrance Porch**

Double glazed door with side windows to front, opening to hallway.

**Hallway**

Stairs to first floor, radiator, under stair store.

**Cloakroom/W.C.**

Cloakroom suite with hidden cistern W.C. Vanity wash basin and heated towel rail. Double glazed window to side.

**Breakfast Room**

8'3" x 11'8"

Feature porthole window to side, walk in pantry, radiator, opening to Kitchen.

**Kitchen**

10'10" x 11'8"

Fitted kitchen with a range of matching wall and base units and composite work surfaces over. Integrated eye level double oven, five ring electric hob with splash back and extractor over. Integrated microwave, fridge/freezer, dishwasher and washing machine. double glazed entrance door to side and window to rear.

**Dining Room**

10'10" x 15'1"

Double glazed French doors to rear garden, high level double glazed window to side, radiator, double doors to Lounge.

**Lounge**

20'10" x 11'11"

Hearth and tiled plinth with gas fire, radiator, double glazed window to front.

**Landing**

Airing cupboard.

**Bedroom 1**

11'6" x 11'11"

Fitted bedroom furniture, built in wardrobe, radiator, double glazed window to front.

**Bedroom 2**

9'4" x 11'10"

Built in wardrobe, radiator, double glazed window to front.

**Bedroom 3**

9'0" x 8'11"

Fitted wardrobe, radiator, double glazed window to rear.

**Bedroom 4**

8'3" x 8'3"

Built in wardrobe, radiator, double glazed window to rear.

**Bathroom**

Fitted with a three piece suite comprising; bath with shower over, wash basin and W.C. Radiator, double glazed window to rear.

**Garage**

Integrated Garage with up and over garage door, door to side.

**Outside**

Open plan front garden with lawn and establish shrubs. Secure gated access to the side leading to the rear garden which in turn has patio area, steps to lawned garden with mature trees and established shrubs.

**Council Tax Band**

Council Tax Band

**Viewing 24 hrs Notice**

To arrange a viewing on this property please contact our Sales Team at Walton & Allen on Nottingham (0115) 9243304. Please note 24hrs notice is usually required on this property.

**Property to sell?**

If you are selling a property, or even considering selling, Walton & Allen estate agents would be delighted to visit your property to offer a FREE PROPERTY VALUATION. We are a family run, fully independent estate agent. CALL US TODAY on 0115 9243304.

**Free Mortgage Advice**

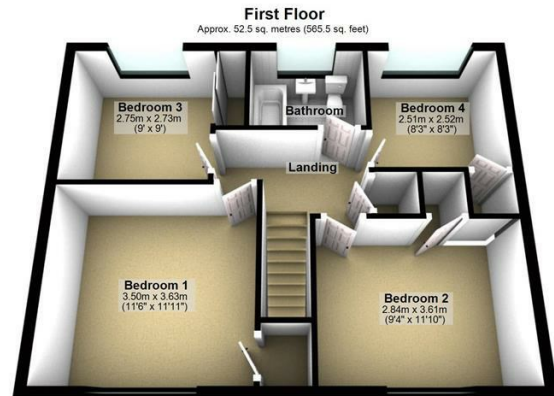
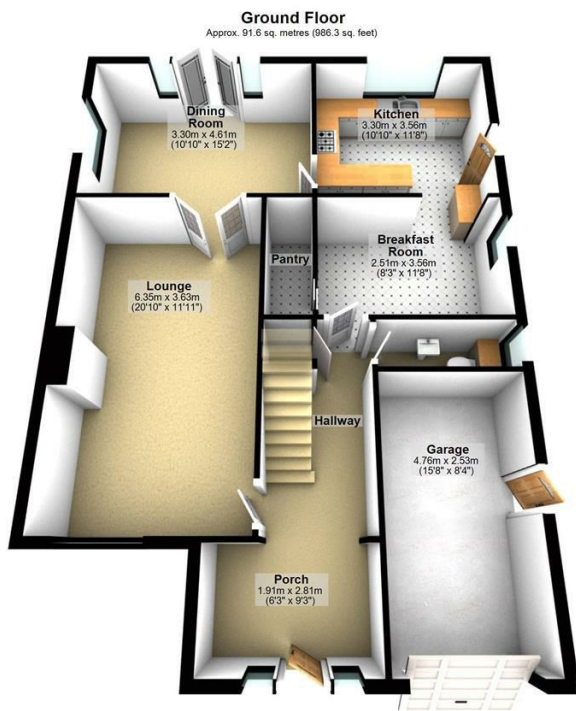
Walton & Allen offer free initial mortgage advice. We help you compare the whole of the mortgage market to find one of the best deals for you. Find out how much you could borrow and how much money you could potentially save. Call 0115 9243304 or respond to this advert.

\*A mortgage is a loan secured against your home. Your home may be repossessed if you do not keep up repayments on your mortgage or any other debt secured on it. Think carefully before securing other debts against your home. \*

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Total area: approx. 144.2 sq. metres (1551.9 sq. feet)

# Can you **save money** on your **mortgage**?

Potentially save thousands by visiting  
<http://bit.ly/waltonallenmortgages>

A mortgage is a loan secured against your home. Your home may be repossessed if you do not keep up repayments on your mortgage. Think carefully before securing other debts against your home.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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Formed in 2000, Walton & Allen has fast become one of the most reputable agencies in Nottingham. Our team combine a fresh approach to property matters with traditional professionalism and efficiency.

Our sales team offers, as standard, a comprehensive marketing profile for your property. We use all of the usual portals but additionally include virtual video tours, 3D floorplans and most importantly have a vast local knowledge of the Nottingham property market and current trends.

In addition, as buy to let property specialists, we are fully focused on the priorities and needs of all of our landlord clients. So whether you are becoming a landlord for the first time or have multiple properties, our lettings team have the knowledge and experience to guide you through the full letting process with ease.

We have a proven track record in this property market succeeding in areas where others fail. So, if you're looking to sell and get the best possible price for your property, or you are just looking to buy, Walton & Allen have you covered!