



Guide price £260,000

House - Detached

Bedrooms: 3

Bathrooms: 1

Tenure: Freehold

GUIDE PRICE £260,000 - £280,000 WALTON & ALLEN are delighted to offer this MODERN DETACHED FAMILY HOME, situated in BESTWOOD VILLAGE. The accommodation comprises; ENTRANCE HALL, LOUNGE/DINING ROOM, SEPARATE KITCHEN, FIRST FLOOR LANDING, THREE BEDROOMS and a family BATHROOM. The property benefits from a low maintenance FRONTGARDEN with a DRIVEWAY leading to a DETACHED BRICK GARAGE set to the rear. And REAR GARDENS with PATIO and LAWN.

Situated in the popular VILLAGE of BESTWOOD. It has superb access to the VILLAGE SCHOOL. And to both the BESTWOOD LODGE COUNTRY PARK and also the MILL LAKES COUNTRY PARK. There is easy access to HUCKNALL and BULWELL TOWN CENTRES and to NOTTINGHAM CITY CENTRE via the EXPRESS TRAM LINE. Interest is expected to be high so call now to view!

Hall

Stairs to first floor, radiator, double glazed entrance door to front.

Lounge/Dining Room

24'0" x 13'5"

Fireplace with marble back and hearth, Adams style surround, radiators, double glazed bay window to front and double glazed French doors to rear Patio.

Kitchen

10'6" x 7'9"

Fitted with a matching range of Wall and Base units with work surfaces over. One and a half bowl sink unit, plumbing for washing machine, cooker hood. Under stair store/pantry, double glazed window to rear, double glazed door to side.

Landing

Airing cupboard, double glazed window to side.

Bedroom 1

11'11" x 9'9"

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

Bedroom 2

9'7" x 9'9"

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

Bedroom 3

8'2" x 6'6"

Radiator, double glazed window to front.

Bathroom

Fitted with a suite comprising; Bath with shower over, wash basin and W.C. Window to rear.

Outside

Low maintenance garden to front, driveway with parking for three cars leading to brick garage set to the rear. The rear garden has patio, lawn, flower and shrub borders with fenced boundaries.

Council Tax Band

Council Tax Band. Gedling Borough band C

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. *

Disclaimer

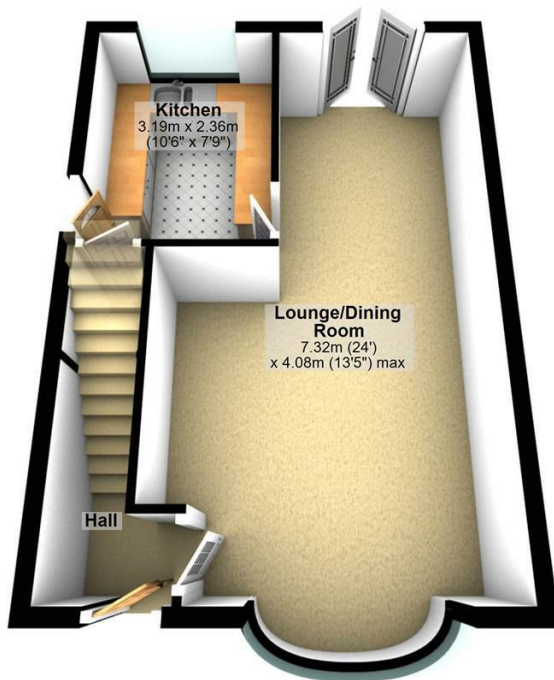
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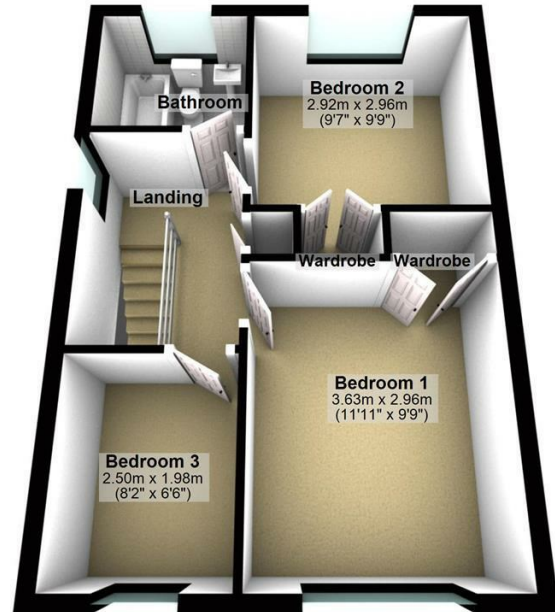
Ground Floor

Approx. 37.2 sq. metres (400.1 sq. feet)



First Floor

Approx. 36.9 sq. metres (397.0 sq. feet)



Total area: approx. 74.0 sq. metres (797.0 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		87
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	

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!