



Guide price £450,000

House - Detached

Bedrooms: 4

Bathrooms: 2

Tenure: Freehold

GUIDE PRICE £450,000 - £475,000 WALTON AND ALLEN are delighted to present this BEAUTIFULLY PRESENTED DETACHED FAMILY HOME situated on a cul de sac in the popular residential area of Burton Pastures. The HOUSE has accommodation briefly comprising ENTRANCE HALL, LOUNGE, Open plan SITTING ROOM/DINING ROOM/KITCHEN, UTILITY ROOM and CLOAKROOM.

There are FOUR BEDROOMS, with the MASTER BEDROOM having an EN SUITE SHOWER ROOM and a FAMILY BATHROOM.

The property benefits from a GENEROUS PLOT at the end of a CUL DE SAC. an open plan lawned FRONT GARDEN with a DOUBLE DRIVEWAY to an attached DOUBLE GARAGE. The REAR GARDEN is enclosed and PRIVATE and with a tree lined lawned area to the rear not overlooked. Situated with SUPERB ACCESS to local SCHOOLS, the VICTORIA RETAIL PARK and excellent access to NOTTINGHAM CITY CENTRE, it is rear opportunity to acquire a FANTASTIC FAMILY HOME.

ADDITIONALLY the current owners have obtained FULL PLANNING PERMISSION to extend over and to the rear of the GARAGE to provide TWO DOUBLE BEDROOMS and TWO ADDITIONAL SITTING ROOMS. (see link)

pawam.gedling.gov.uk

The house is well presented throughout. VIEWING is highly RECOMMENDED - call now to view!

Hall

Composite double glazed Entrance door with side window to front, staircase to first floor, under stair store cupboard, radiator.

Cloakroom

Cloakroom suite comprising W.C. and wash basin. Towel radiator, half tiled walls, double glazed window to front.

Lounge

15'9" x 13'5"

Double glazed bow window to front, radiator, arch opening to;

Sitting Room/Dining Room/Kitchen

9'6" x 25'1"

Superb Family Room with sitting area, Dining space and Kitchen. Double glazed patio doors to Rear Garden, two double glazed windows to rear, double glazed door to side, radiator..

Kitchen

Fitted with a matching range of wall and base units with work surface over. Two Integrated ovens, gas hob, with extractor over, ceramic one and a half bowl sink drainer unit, integrated dishwasher, tiled splash backs.

Utility

8'1" x 4'9"

Matching range of wall and base units, tiled splash backs, plumbing for washing machine.

Landing

Bedroom 1

11'9" x 13'4"

Fitted double wardrobes, double glazed window to front, radiator.

En-suite Shower Room

Walk in shower cubicle with rain forest shower, W.C. Vanity wash basin with cupboard under, tiled walls and flooring, heated towel rail, double glazed window to front.

Bedroom 2

10'8" x 10'4"

Fitted wardrobes, double glazed window to rear, radiator.

Bedroom 3

9'6" x 8'1"

Double glazed window to rear, radiator.

Bedroom 4

6'4" x 7'4"

Double glazed window to rear, radiator.

Bathroom

Three piece suite comprising; bath with shower over and glass screen, W.C. Vanity wash basin with cupboard under, tiling to walls and floor, heated towel rail, double glazed window to side.

Rear Porch

Covered rear porch area with door to front.

Double Garage

Up and over double garage door, power and lighting, door to Rear Garden.

Outside

Open plan lawned garden to front with flower and shrub borders, double driveway to the Double Garage. The enclosed rear garden is mainly lawn with flower and shrub borders, it has paved patio area to the rear.

Planning permission

Details of the Full Planning Permission are available on Gedling Borough Council website. Planning Ref. 2023/0225

Council Tax Band

Gedling Borough Council, Council Tax Band. E

Photographs

The external photos for the property are supplied by the vendors.

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.

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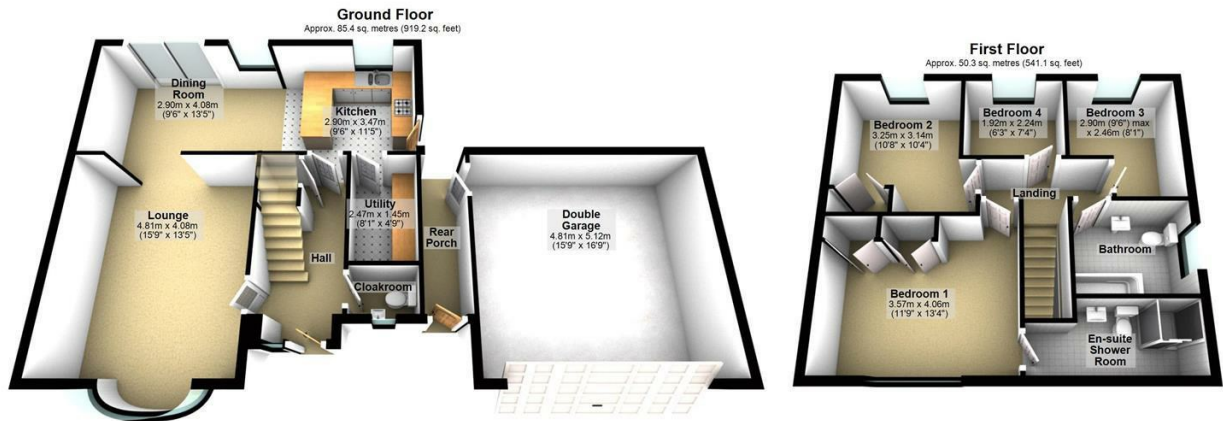
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Total area: approx. 135.7 sq. metres (1460.3 sq. feet)

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		<div style="text-align: center;"> 71 84 </div>
(81-91) B		
(69-80) C		
(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

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