



Stafford Court, NOTTINGHAM NG6 7AZ

welcome to

Stafford Court, NOTTINGHAM

- Semi Detached House
- Three / Four Bedrooms
- Gas Central Heating
- Upvc Double Glazing
- Council Tax Band B

Tenure: Freehold EPC Rating: D

offers in the region of

£235,000

view this property online www.williamhbrown.co.uk/Property/BUL109828



Property Ref:

BUL109828 - 0019

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Entrance Hall

With uPVC front door and window, wood effect vinyl flooring, access to the staircase and doors to the snug and lounge.

Reception Room /4th Bedroom

9' 5" x 7' 3" (2.87m x 2.21m)

With uPVC window to the front aspect, carpet flooring, space for seating, a wall mounted radiator, with access to the downstairs WC and kitchen diner. An ideal space as a second reception room.

Downstairs Wc

With lino flooring, WC, vanity unit enclosing the pedestal wash basin, tiled splashback and a wall mounted radiator.

Lounge

13' 6" x 12' 5" (4.11m x 3.78m)

With uPVC window to the front aspect, feature fireplace, gas fire and mantelpiece surround, an under-stair storage cupboard, tv power point, space for a three-piece suite, a wall mounted radiator and a archway leading through to the dining room.

Dining Room

10' 9" x 8' 5" (3.28m x 2.57m)

With uPVC window to the rear aspect, continued carpet flooring from the lounge, space for a dining table and chairs, a wall mounted radiator and a door leading the kitchen diner.

Kitchen Diner

15' 3" x 10' 10" (4.65m x 3.30m)

A spacious open-plan kitchen diner, with uPVC window and door to the rear aspect, carpet flooring, fitted wall and base units, mid height integrated double oven, with a separate gas hob and extractor above, sink, drainer and mixer tap, tiled splashbacks, space for a washing machine, tumble dryer, dishwasher, fridge freezer and a door leading to the downstairs WC.

Landing

With uPVC window to the side aspect, carpet flooring, access to the loft and doors leading to all first-floor accommodation.

Bedroom One

13' x 8' 1" (3.96m x 2.46m)

A double bedroom with uPVC window to the front aspect, carpet flooring, built-in fitted wardrobes with over-bed storage and a wall mounted radiator.

Bedroom Two

9' 2" x 9' (2.79m x 2.74m)

A double bedroom with uPVC window to the rear aspect, carpet flooring, built-in fitted wardrobes, dressing table and a wall mounted radiator.

Bedroom Three

10' 6" x 6' 9" (3.20m x 2.06m)

A single bedroom with uPVC window to the front aspect, carpet flooring, a wall mounted radiator and a storage cupboard with shelves and hanging rail.

Bathroom

With uPVC privacy window to the rear aspect, a modern bathroom suite, comprising of an L-Shaped panelled bath with a fitted electric shower above and a glass shower screen, tiled flooring and walls, a vanity unit with a hand wash basin above, an integrated WC, a storage cupboard behind the door and a wall mounted heated towel rail.

Outside

To the front is a fence enclosed garden with decorative gravel and circular slab area, shrub border and a paved driveway providing off street parking. To the rear is a private fence enclosed garden with a lawn, slab paved patio ideal for outdoor dining, a variety of shrubs and flowerbeds, an ornamental pond, a pebble pool with an integrated fountain, a shed and summer house to the rear of the garden.



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