



Moor Road, Bestwood Village Nottingham NG6 8TE

welcome to

Moor Road, Bestwood Village Nottingham

- Traditional Detached House
- Sought After Village Location, backing On To Mill Lakes
- Four Bedrooms
- Two Reception Rooms
- Council Tax Band D

Tenure: Freehold EPC Rating: D

offers in the region of

£435,000

view this property online williamhbrown.co.uk/Property/BUL109829



Property Ref:

BUL109829 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Entrance Hall

Entered via uPVC double glazed door and having a wall mounted radiator, oak flooring, under-stairs storage cupboard and stairs to the first floor.

Downstairs Cloakroom

5' 1" x 3' 2" (1.55m x 0.97m)

Having a continuation of the oak flooring, low level W.C, wash hand basin, extractor fan and stainless steel ladder radiator.

Lounge/diner

22' 8" x 13' 6" (6.91m x 4.11m)

Having the original wooden single glazed windows with stain glass detailing and secondary glazing, uPVC double glazed windows to the rear and side elevation, two radiators, carpet flooring and a feature fireplace with surround.

Sitting Room

12' 1" x 11' 5" (3.68m x 3.48m)

Having uPVC double glazed bay window to the front elevation, carpet flooring and wall mounted radiator.

Kitchen/diner

18' 9" x 12' 7" (5.71m x 3.84m)

Fitted with a range of wall, base and draw units with work surfaces over, one and a half bowl stainless steel sink and drainer unit, space for fridge freezer and dish washer, range cooker with extractor fan over, wall mounted radiator, aluminium double glazed sliding doors to the rear elevation with windows above, double glazed door to the side elevation providing access to the garden and a double glazed window to the side elevation.

First Floor Landing

Having uPVC double glazed window to the either side of the landing, carpet flooring and access to the loft

Bedroom One

15' 7" x 10' 11" (4.75m x 3.33m)

A double room with uPVC double glazed windows to the side and rear elevation, carpet flooring, wall mounted radiator and fitted wardrobes.

Bedroom Two

12' x 11' 1" (3.66m x 3.38m)

A double room with uPVC double glazed window to the rear elevation, carpet flooring and wall mounted radiator.

Bedroom Three

11' 10" x 10' 9" (3.61m x 3.28m)

A double room with uPVC double glazed window to the front elevation, carpet flooring and wall mounted radiator.

Bedroom Four

10' 10" x 7' 5" (3.30m x 2.26m)

A good sized single room with uPVC double glazed window to the front elevation, carpet flooring and wall mounted radiator.

Bathroom

12' 5" x 7' 10" (3.78m x 2.39m)

Fitted with a four piece suite comprising of a free-standing ball & claw bath with a shower attachment, shower cubicle with mains fed shower, tiled walls and sliding glass doors, low level W.C and wash hand basin, wall mounted radiator, uPVC double glazed window to the side elevation and under floor heating.

Outside

To the front the property has a private fore garden with tree boundaries, pebbled driveway providing ample off road parking and a beautiful mature rear garden is mainly laid to lawn with trees and shrubs to the borders, paved patio area with brick built storage building and gated access to the bottom of the garden which grants access to the mill lakes



0115 9753817

bulwell@williamhbrown.co.uk

263 Main Street, Bulwell, NOTTINGHAM,
Nottinghamshire, NG6 8EZ

williamhbrown.co.uk