



Marvyn Close, Nottingham NG6 9FJ

welcome to

Marvyn Close, Nottingham

- Semi Detached House
- Four Bedrooms with En-Suites of Bedrooms 1 & 2
- Downstairs WC
- Modern Kitchen/Dining Room & Conservatory
- Council Tax Band C

Tenure: Freehold EPC Rating: C

offers in the region of

£285,000

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Property Ref:

BUL109786 - 0005

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Entrance Hall

With uPVC front door, laminate flooring, door to the downstairs WC, a wall mounted radiator, access to the staircase and doors leading to the living room and kitchen/diner.

Downstairs Wc

With uPVC window to the front aspect, tiled flooring, WC, a vanity unit with hand wash basin above and a wall mounted radiator.

Living Room

18' 6" x 10' 4" (5.64m x 3.15m)

With uPVC windows to the front and rear aspect, laminate flooring, TV point, two wall mounted radiators and ample space for a three piece suite and furniture.

Kitchen/Dining Room

18' 6" x 10' 3" (5.64m x 3.12m)

With uPVC window to the front aspect and uPVC French doors to the rear aspect, laminate flooring throughout, fitted wall and base units, breakfast bar, mid height integrated oven, a separate gas hob with extractor above, sink, drainer and mixer tap, a wall mounted radiator, space for a washing machine, fridge freezer, space for a dining table and chairs and door to the utility room.

Utility Room

6' 4" x 6' 6" (1.93m x 1.98m)

With uPVC door to the rear aspect, laminate flooring, fitted storage unit, sink, drainer and mixer tap and space for a further appliance.

Conservatory

9' 8" x 9' 8" (2.95m x 2.95m)

With uPVC windows all round and uPVC door to the side aspect leading to the garden, laminate flooring and ample space for seating.

Landing

With access to the loft and doors to all first floor accommodation.

Bedroom One

12' 2" x 9' 2" (3.71m x 2.79m)

With uPVC window to the front aspect, carpet flooring, fitted wardrobes, a wall mounted radiator, and door to the en-suite.

En-Suite

With uPVC window to the front aspect, tiled flooring and walls, WC, double shower cubicle, vanity unit with wash basin above and a wall mounted heated towel rail.

Bedroom Two

10' 9" x 9' 1" (3.28m x 2.77m)

With uPVC window to the rear aspect, laminate flooring, a wall mounted radiator and a built-in shower cubicle with combined electric shower, WC and wash basin.

Bedroom Three

10' 7" x 9' 3" (3.23m x 2.82m)

With uPVC window to the front aspect, carpet flooring and a wall mounted radiator.

Bedroom Four

With uPVC window to the rear aspect, carpet flooring and a wall mounted radiator.

Family Bathroom

With uPVC window to the rear aspect, tiled flooring and walls, panelled bath with over-head shower, WC, a vanity unit with wash basin above and a wall mounted heated towel rail.

Outside

To the front is off street parking, a part gravel and shrub garden with a pathway to the main entrance. To the rear is a fence enclosed garden, lawn, a variety of trees and shrubs and decked patio area ideal for outdoor dining.



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