



Paddock Close, Nottingham NG6 8RB

welcome to

Paddock Close, Nottingham

- Modern Two Bedroom Semi Detached House
- Cul-de-sac location
- Central Heating (Eco Flow heat Source Pump Jan 2023)
- Driveway for off Street Parking and Garage
- Council Tax Band B

Tenure: Freehold EPC Rating: D

offers in the region of

£190,000

Entrance Hall

With double glazed entrance door, laminate floor, radiator, built in storage cupboard and stairway access to the first-floor accommodation.

Lounge

16' 6" x 12' 7" (5.03m x 3.84m)
With double glazed window to the front elevation, radiator, laminate floor, under-stair storage cupboard, TV and power points.

Kitchen/Diner

12' 6" x 8' 6" (3.81m x 2.59m)
Fully fitted with a range of modern base and wall units including an integrated oven and hob with extractor, single drainer sink with mixer tap, plumbing for automatic washing machine, laminate floor, extractor fan, double glazed window to the rear elevation and double glazed sliding patio doors over-looking ad leading to the rear garden.

First Floor Landing

Landing with loft access, radiator and cupboard housing the Eco-Flow central heating system (new January 2023)

Bedroom One

13' 4" x 9' 7" (4.06m x 2.92m)
A double room with radiator, built-in wardrobes and double-glazed window to the front elevation.

Bedroom Two

9' 1" x 7' 6" (2.77m x 2.29m)
Double glazed window to the rear elevation and radiator.

Bathroom

Fitted with a white three-piece suite including wc, hand basin and bath with over-bath electric shower, radiator, ceramic tiled floor, fully tiled walls, extractor fan and double-glazed window to the rear elevation.

Outside

To the front is a driveway for off street parking, a garage, block paved path and fence enclosed gravel garden. To the rear is a fence enclosed garden with a maintenance free gravel garden with scattered paving slabs and a patio area ideal for outdoor dining.



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Property Ref:

BUL109996 - 0003

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