



**Millbank Place, Bestwood Village Nottingham NG6 8EF**

welcome to

## Millbank Place, Bestwood Village Nottingham

- Modern Detached House
- Three Bedrooms with an En-Suite off the Master Bedroom
- Cloak Room
- Lounge/Diner & Conservatory
- Council Tax Band C

Tenure: Freehold EPC Rating: C

offers in the region of

**£330,000**

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### Property Ref:

BUL110055 - 0005

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### Breakfast Hall

With a composite front door, tiled flooring, a wall mounted radiator, storage cupboard and access to all ground floor accommodation and staircase.

### Cloakroom

With uPVC double glazed privacy window to the front aspect, tiled flooring and splashbacks, modern decor throughout incorporating an integrated WC and push flush, a modern & unique style wash basin and a modern style wall mounted heated towel rail.

### Lounge

15' 1" x 10' 5" ( 4.60m x 3.17m )

With uPVC double glazed bay window to the front aspect, laminate flooring, TV and power points, a modern wall mounted electric fire, wall mounted radiator, space for a three-piece suite and archway leading into the dining room.

### Dining Room

9' 10" x 9' 1" ( 3.00m x 2.77m )

With continued laminate flooring from the lounge, a wall mounted radiator, space for a dining table and chairs and uPVC double glazed French doors leading to the conservatory.

### Conservatory

With uPVC double glazed windows and French patio doors leading into the rear garden, carpet flooring and space for seating.

### Kitchen

9' 7" x 9' 4" ( 2.92m x 2.84m )

With uPVC double glazed window to the rear aspect and composite door to the side aspect, tiled flooring, fully fitted kitchen with a range of wall and base units, tiled splashbacks, integrated oven, ceramic electric hob and extractor above, sink, drainer and mixer tap, a

breakfast bar, a wall mounted radiator and space for washing machine and fridge freezer.

### Landing

With a uPVC double glazed window to the side aspect, fitted carpet flooring, access to the loft, a storage cupboard and doors to all first-floor accommodation.

### Bedroom One

11' 7" x 10' 5" ( 3.53m x 3.17m )

Double bedroom with uPVC double glazing window to the front aspect, fitted carpet flooring, a wall mounted radiator and door to the en-suite.

### En-Suite

With uPVC double glazed privacy window to the side aspect, modern decor throughout, tiled flooring and splashbacks, shower cubicle, with fitted electric shower, integrated WC and push flush, a wall mounted modern style hand wash basin and a modern style wall mounted heated towel rail.

### Bedroom Two

10' 8" x 10' 6" ( 3.25m x 3.20m )

Double bedroom with uPVC double glazing window to the rear aspect, fitted carpet flooring, a wall mounted radiator.

### Bedroom Three

9' 9" x 8' 7" ( 2.97m x 2.62m )

Double bedroom with uPVC double glazing window to the rear aspect, fitted carpet flooring, a wall mounted radiator.

### Bathroom

With uPVC double glazed privacy window to the front aspect, modern decor throughout, incorporating tiled flooring and splashbacks, modern style stand-alone bathtub with wall integrated taps, integrated WC and push flush and modern style wall mounted heated towel rail.



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