



Beauclerk Drive, Nottingham NG5 9BA

welcome to

Beauclerk Drive, Nottingham

- Link-Detached House
- Three Bedrooms
- Lounge/Diner & Conservatory
- Driveway & Garage
- Council Tax Band C

Tenure: Freehold EPC Rating: C

offers in the region of

£270,000

Entrance Porch

With uPVC double glazed door and windows, tiled flooring leading to the main entrance.

Entrance Hall

With composite front door, tiled flooring, a wall mounted radiator, access to the staircase and a door leading to the lounge/dining room.

Lounge/Dining Room

25' 7" x 11' 9" (7.80m x 3.58m)

With uPVC double glazed window to the front and rear aspect, fitted carpet flooring, feature fireplace, gas fire and surround, radiators, TV and power points, space for a three-piece suite and dining table and chairs and door leading to the kitchen.

Kitchen

18' 2" x 6' 7" (5.54m x 2.01m)

With uPVC double glazed window to the rear aspect, tiled flooring and tiled splashbacks, modern fully fitted wall and base units, two breakfast bars, a storage cupboard, integrated oven, ceramic hob and extractor above, sink drainer and mixer tap, a wall mounted radiator and uPVC double glazed sliding patio doors leading into the conservatory.

Conservatory

15' 8" x 7' 8" (4.78m x 2.34m)

With uPVC double glazed windows and sliding patio doors leading out into the garden, tiled flooring and space for seating.

Landing

With a uPVC double glazed window to the side aspect, carpet flooring, modern glass panelled banister with chrome frame, a storage cupboard, access to the loft and doors to all first-floor

Bedroom One

12' 1" x 8' 4" (3.68m x 2.54m)

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

Bedroom Two

10' x 8' 5" (3.05m x 2.57m)

With uPVC double glazed window to the rear aspect, wood effect laminate flooring, built-in storage cupboard and a wall mounted radiator.

Bedroom Three

9' 3" x 6' 5" (2.82m x 1.96m)

With uPVC double glazed window to the front aspect, wood effect laminate flooring, built-in storage cupboard and a wall mounted radiator.

Shower Room

A modern fitted shower suite, with uPVC double glazed privacy window to the rear aspect, tiled flooring and walls, a walk-in double shower cubicle with a fitted electric shower, WC, vanity unit with wash basin above and a wall mounted radiator.

Outside

To the front is a block paving throughout, providing off street parking for multiple cars and access to the garage. To the rear is a private enclosed garden, with a central gravel area, a variety of plants, shrubs & flowers along the borders, a block paved patio ideal for outdoor dining and access to the garage.

Garage

With access through a main double door that opens wide fully or by a smaller door to the left-hand side, providing space for under-cover parking or outdoor storage.



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Property Ref:

BUL110069 - 0008

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william h brown



0115 9753817



bulwell@williamhbrown.co.uk



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



williamhbrown.co.uk