



Sawyer Crescent, Nottingham, NG8 1BD

£352,500

PRICED TO SELL NOW!!! Modern high specification detached house on popular development. Modern kitchen with quartz worktops & appliances, contemporary bathroom, en suite & WC & bi fold doors. **MUST BE VIEWED!!!**



13 Sawyer Crescent, Nottingham, NG8 1BD

We are delighted to offer for sale this modern high specification detached house located in a popular area with access to amenities and transport links plus in catchment of OFSTED 'Good' Primary and Secondary schools. Having been built in 2022 the property still benefits from almost 8 years remaining on its new home structural warranty.

The property benefits from gas central heating and PVCu double glazing. There is a modern dining kitchen with quartz worktops and integrated appliances plus a contemporary bathroom, en suite and WC. Items of note include bi fold doors to the rear, a separate utility room plus fitted wardrobes to bedroom 1. There are ample sockets and media points to the property. The home is ready to move in with flooring included as fitted.

To the ground floor is a lounge, dining kitchen, utility room and WC. There are 3 well proportioned bedrooms, the master with en suite plus a family bathroom off the first floor landing.

The property benefits from well presented low maintenance gardens with patio area and artificial turf with external tap and power. There is off road parking to the front plus a car charging point.

Tenure - Freehold
Estate Management Fee - £220 pa.
Council Tax - Band D

The property comprises.

GROUND FLOOR

**Living Room 18'4"(max) x 10'9"(max)
(5.59m(max) x 3.29m(max))**

With floor tiling. Bi fold doors leading to rear garden.

Dining Kitchen 13'8" x 12'6" (4.19m x 3.83m)

Having a comprehensive range of modern wall and base units with complimenting quartz worktops and upstands plus stainless steel splash back and floor tiling. With double oven, induction hob, hood, fridge freezer and dishwasher.

Utility 5'4" x 5'3" (1.65m x 1.62m)

Having quartz worktops with space for washer and drier plus tiled flooring.

WC 5'7" x 5'4" (1.72m x 1.63m)

Having contemporary white sanitary ware with tiling and floor tiling.

FIRST FLOOR

Landing

With fitted carpets. Access to airing cupboard.

**Bedroom 1 12'6"(max) x 8'7"(max)
(3.83m(max) x 2.63m(max))**

With fitted wardrobes, carpets and curtains.

**En Suite 7'10"(max) x 4'7"(max)
(2.40m(max) x 1.41m(max))**

Having contemporary white sanitary ware with double shower, tiling, floor tiling, chrome ladder radiator and recessed spot lights.

Bedroom 2 10'8" x 9'4" (3.27m x 2.86m)

With carpets and curtains.

Bedroom 3 9'4" x 7'10" (2.85m x 2.39m)

With wardrobe, carpets and curtains.

Bathroom 6'11" x 5'6" (2.12m x 1.68m)

Having contemporary white sanitary ware with shower and screen to bath, tiling, floor tiling, chrome ladder radiator and recessed spot lights.

EXTERNAL

The property benefits from well presented low maintenance gardens with patio area and artificial turf with external tap and power. There is off road parking to the front plus a car charging point.





