



Woodfield Road
Pinxton Nottingham



Property Description

Situated in a popular residential location this is a well maintained and presented spacious traditional family home. The property boasts good size accommodation situated on a private end position. The accommodation comprises of entrance hall with stairs off to first floor, the lounge has double glazed patio door to the rear elevation enjoying garden views. The kitchen has wall and base units and integrated oven and hob There is a walk in cupboard providing cloaks and storage. To the first floor are three generous sized bedrooms and family bathroom with three piece suite, the bath having shower over. The gardens to the property are set on an elevated position, to the front is laid to lawn, a side pathway provides access to the rear here there is a garden area being laid to lawn and patio area. The property has double glazed windows and a gas heating system. Internal inspection is recommended on this property to appreciate the accommodation on offer.

Ground Floor

Entrance Hall

5' 10" x 13' 1" (1.78m x 3.99m)

Approached by a double glazed entrance door the reception hall has stairs off to first floor and window to the front.

Lounge

12' 5" x 23' 9" (3.78m x 7.24m)

The focal point of this room is a feature Adam style fire surround with complimentary hearth and backdrop, incorporating an electric fire.

Double glazed patio door to the rear, further window to the rear and laminate floor. Ceiling coving and radiator.

Kitchen

18' 2" x 5' 8" (5.54m x 1.73m)

The second measurement has been taken to the maximum. Designed for modern living this kitchen has wall and base units with complementary work surfaces over incorporating a single drainer stainless steel sink unit. Integrated four rings stainless steel gas hob and electric oven with extractor hood over. Plumbing for the automatic washing machine, complementary tiled splashbacks and laminate floor. Two double glazed windows overlook the front elevation providing natural lighting into the kitchen and open plan to the cloakroom which provides storage area.

First Floor

Landing

6' x 8' 8" (1.83m x 2.64m)

Access to the available roof space and double glazed window to the front.

Bedroom One

11' 2" x 12' 8" (3.40m x 3.86m)

Double glazed window to the rear, radiator and ceiling coving.

Bedroom Two

12' 6" x 10' 9" (3.81m x 3.28m)

Double glazed window to the rear, radiator

and cupboard providing storage space.

Bedroom Three

7' 5" x 9' 5" (2.26m x 2.87m)

Double glazed window to the front and radiator.

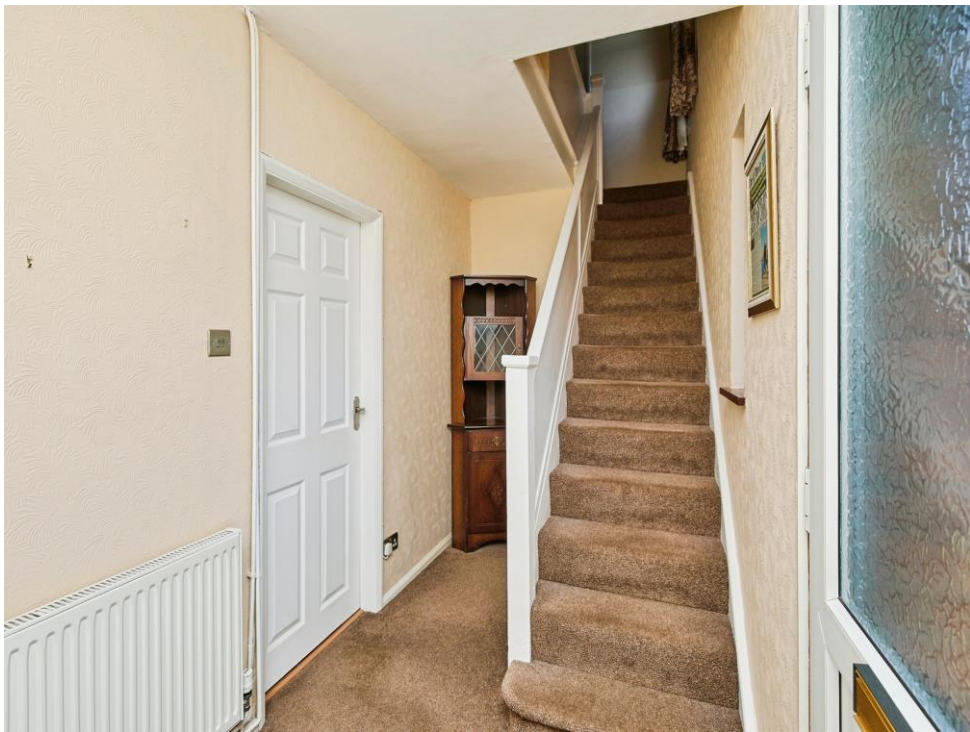
Bathroom

This family bathroom has three piece suite comprising of panel bath with triton shower over, pedestal wash hand basin and low flush W/C. Complimentary tiling to the walls, radiator and double glazed window to the side. Cupboard housing the gas heating boiler.

Outside

The front of the property is approached by a pathway is laid to lawn with floral borders. The rear garden being a particular feature is mainly laid to lawn, is larger than average in size and has a paved patio area. The garden has fence surround and gated access to the front.

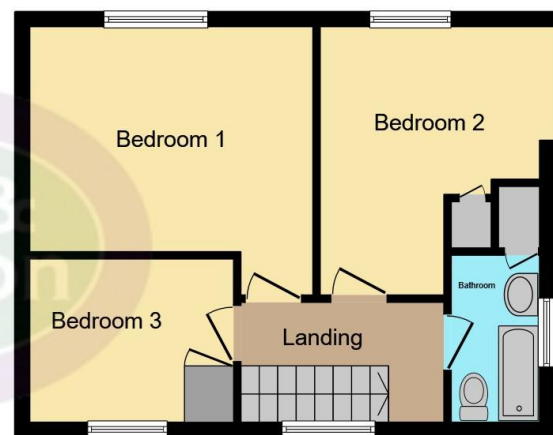








Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Hall & Benson on

T 01773 521771
E alfreton@hallandbenson.co.uk

22A High Street
 ALFRETON DE55 7BN

EPC Rating: Council Tax
 Awaited Band: A

view this property online hallandbenson.co.uk/Property/ALF103923

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Hall & Benson is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.hallandbenson.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: ALF103923 - 0002