



6 Kynance Gardens,
Wilford, NG11 7FX

6 Kynance Gardens, Wilford, NG11 7FX

****GUIDE PRICE £575,000 - £600,000****

Thomas James are delighted to offer this detached family home to the market.

Nestled within this property is an invitation to a lifestyle choice, made for those yearning for an expansive family sanctuary, embraced by a sprawling garden and conveniently connected to nearby conveniences. The garden, a standout highlight, beckons with its well-proportioned expanse, offering an ideal social haven and options for areas of enjoyment.

Beyond the formal well-tended garden, unveils an extended garden adorned with trees and a vibrant tapestry of wildflowers, evoking the ambiance of the countryside. Moreover, the property holds the potential for transformation, through careful planning (subject to permissions).

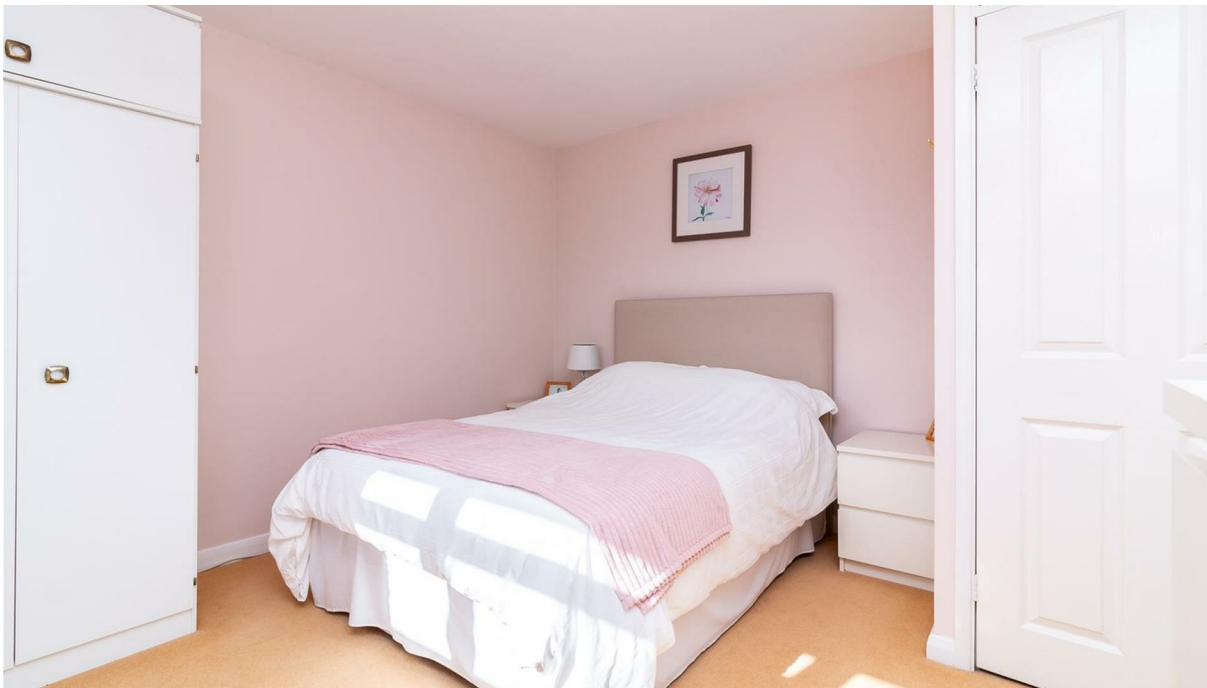
Enjoying a cul-de-sac position, the property occupies a plot of around 0.57 acres, with south facing gardens, and a gated driveway together with excellent access to the nearby park.

The popular south Nottinghamshire suburb of Wilford is within easy reach of Nottingham City Centre. There are excellent commuting links, including main roads routes, and the tram link into the City.

Viewing is highly recommended.

Guide Price £575,000





ACCOMMODATION

The entrance door at the front of the property opens into the entrance hall. Stairs rise to the first floor from the entrance hall, and there are doors into the lounge and the dining room.

The dual aspect lounge has a feature fireplace, a window to the front and French doors opening to the rear garden. A door leads from here into the fitted kitchen which has a range of built in NEFF appliances including an oven, a gas hob, a microwave, and a dishwasher. Doors from the kitchen open to a separate utility room (giving access to the ground floor cloakroom/wc), a dining room, and a study.

On reaching the first floor, the landing gives access to four good size bedrooms (two with built in wardrobes, and the master also with an en-suite shower room), plus the family bathroom.

OUTSIDE

At the front of the property, there is gated access to the driveway which provides off road parking, and gives access to the side of the property.

The large rear includes a good size lawn, a patio seating area, and a variety of mature shrubs and trees.

Council Tax Band

Council Tax Band E. Nottingham City Council.

Amount Payable 2023/2024 £2,947.57.

Referral Arrangement Note

Thomas James Estate Agents always refer sellers (and will offer to refer buyers) to Knights PLC, Premier Property Lawyers, Ives & Co, Curtis & Parkinson, Bryan & Armstrong, and Marchants for conveyancing services (as above). It is your decision as to whether or not you choose to deal with these conveyancers. Should you decide to use the conveyancers named above, you should know that Thomas James Estate Agents would receive a referral fee of between £120 and £240 including VAT from them, for recommending you to them.

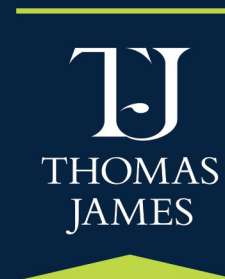
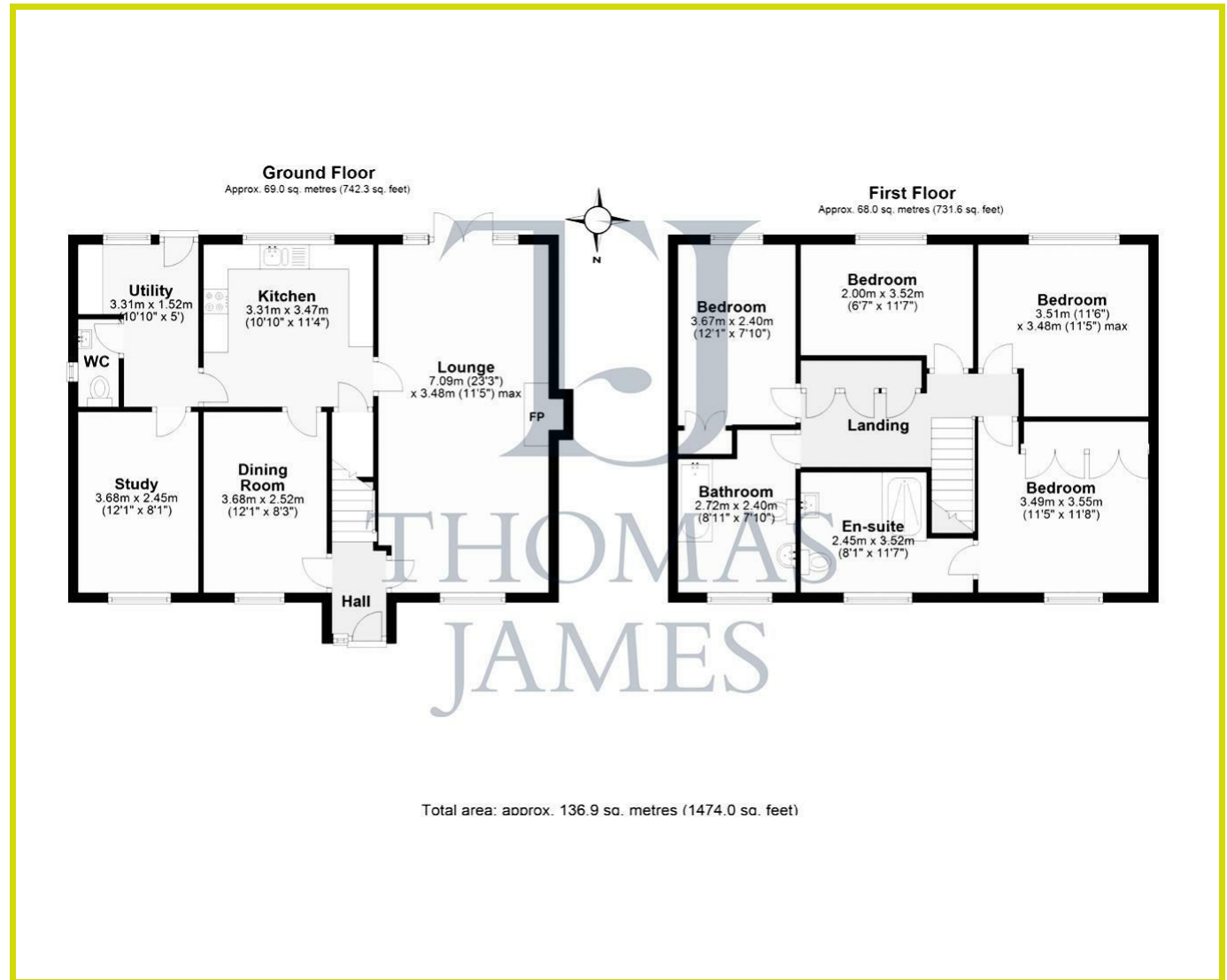
DISCLAIMER NOTES

These sales particulars have been prepared by Thomas James Estate Agents on the instruction of the vendor. Services, equipment and fittings mentioned in these particulars have NOT been tested, and as such, no warranties can be given. Prospective purchasers are advised to make their own enquiries regarding such matters. These sales particulars are produced in good faith and are not intended to form part of a contract. Whilst Thomas James Estate Agents have taken care in obtaining internal measurements, they should only be regarded as approximate.

MONEY LAUNDERING

Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, Thomas James require any successful purchasers proceeding with a purchase to provide two forms of identification i.e passport or photocard driving license and a recent utility bill. This evidence will be required prior to Thomas James instructing solicitors in the purchase or the sale of a property.

| Energy Efficiency Rating | | Current | Potential |
|---------------------------------------------|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 82 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 61 | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |



Thomas James Estate Agents, 20 High Street, Ruddington, Nottinghamshire, NG11 6EH

Tel: 0115 9844660 | Email: ruddington@tjea.com | Web: www.tjea.com

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

