



3 Regents Place,
Wilford, NG11 7AY

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This semi detached family home provides spacious and well presented accommodation arranged over three floors including; an entrance hall, an office/third bedroom, a utility room, and a wc on the ground floor, a bright open plan kitchen/living/dining space on the first floor, with French doors opening to Juliette style balconies at the front and rear, plus two bedrooms (master with an en-suite shower room), and the family bathroom on the second floor.

Benefiting from gas central heating and double glazing, the property has a low maintenance enclosed garden to the rear, a further garden to the front, plus a driveway and garage providing off road parking.

The popular south Nottinghamshire suburb of Wilford is within easy reach of Nottingham City Centre, nearby villages, and the Queens Medical Centre. There are excellent commuting links, including main roads routes, and the tram link into the City. Local facilities include a supermarket, restaurants and pubs.

Viewing is highly recommended.

Guide Price £350,000





ACCOMMODATION

The canopied composite entrance door opens to the entrance hall. From here, the stairs rise to the first floor, there is a radiator, a ceiling light point, and doors opening to the utility room, the office/bedroom three, and the ground floor wc.

The ground floor wc is fitted with a pedestal wash hand basin, and a low flush wc. There is a window to the front, a radiator, and a ceiling light point.

The office/bedroom has a radiator, a ceiling light point, and French doors opening to the rear garden.

Fitted with wall and base units, and square edge work surfaces, the utility room has a stainless steel sink and drainer unit with a mixer tap over, space and plumbing for a washing machine, space for a tumble dryer, and spaces for both an under counter fridge and freezer. The wall mounted Worcester combination boiler is housed here, there is a radiator, a ceiling light point, and a timber door opening to the rear garden.

On reaching the first floor, the landing has stairs rising to the second floor, and doors into the open plan kitchen/living/dining space. The kitchen area is fitted with a range of wall, drawer and base units, tiled splash backs and square edge work surfaces, there is a one and a half bowl stainless steel sink and drainer unit with a mixer tap over, an integrated single oven, and a four ring gas hob with an extractor hood over. The kitchen area has a window to the rear, ceiling spot lights, and open access to the living/dining space. This bright dual aspect area has French doors to both the front and rear (both sets opening to Juliette style balconies), a further window to the front, two radiators, and ceiling spot lights.

The second floor landing has doors into the family bathroom, and two further bedrooms.

The family bathroom is fully tiled and fitted with a panelled bath with a shower and glazed screen over, a low flush wc, and a pedestal wash hand basin. There is a Velux window, ceiling spot lights, a heated towel rail, and an extractor fan.

The main bedroom has two windows to the front, wardrobes with mirrored sliding doors, a ceiling light point, a radiator, and a door to the en-suite shower room. The en-suite shower room is fitted with a double shower cubicle with glazed screens, and a vanity unit incorporating the wash hand basin and wc. There is a heated towel rail, a ceiling light point, and an extractor fan.

Bedroom two has a window to the rear, a radiator, and a ceiling light point.

OUTSIDE

At the front of the property, the driveway provides off road parking, and in turn gives access to the GARAGE. There is a decorative slate chipped garden area adjacent, access to the canopied entrance door, and timber gated access to the side and rear.

There is a low maintenance garden to the rear of the property, which is fully enclosed by timber screen fencing and includes; a patio seating area, and pebbled beds.

Council Tax Band

Council Tax Band C. Nottingham City Council.

Amount Payable 2024/2025 £2,248.61.

Referral Arrangement Note

Thomas James Estate Agents always refer sellers (and will offer to refer buyers) to Premier Property Lawyers, Ives & Co, and Curtis & Parkinson 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.

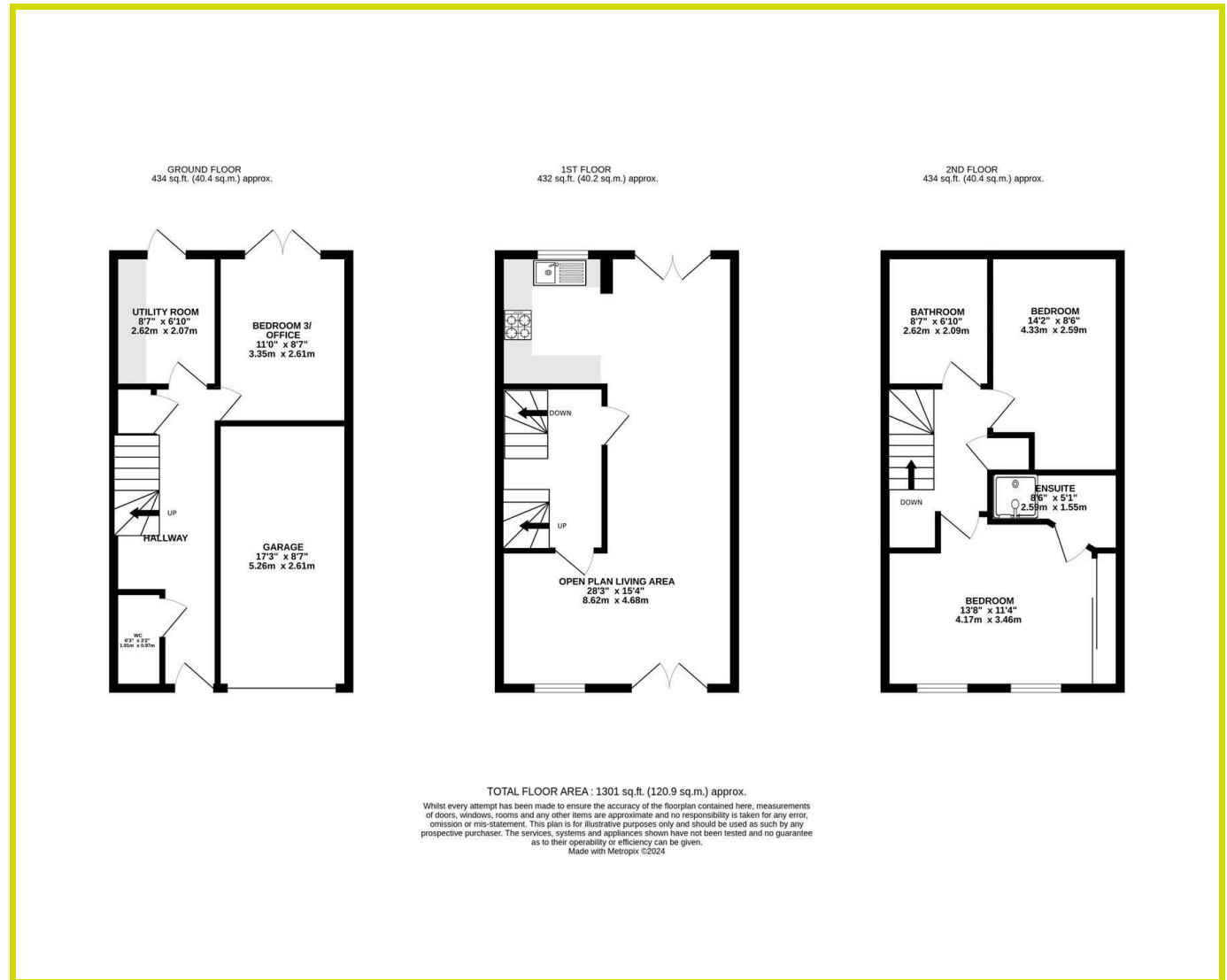
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MONEY LAUNDERING

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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	72 B 82
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales EU Directive 2002/91/EC	



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