



**8 Burndale Walk, Heron Ridge, Nottingham, NG5 9BQ**  
Offers In The Region Of £180,000 Freehold

  
**MARTIN&CO**

# Burndale Walk, Heron Ridge

2 Bedrooms, 1 Bathroom

OIRO £180,000

- Extended, Two Bedroom Semi-Detached House
- Cul-De-Sac Setting
- Driveway & Garage
- Enclosed Rear Garden With Patio
- Recently Refurbished
- Excellent Location
- Council Tax Band A

Situated in a peaceful cul-de-sac setting this extended two bedroom semi-detached property has been recently refurbished throughout. The property comprises of a porch leading through to the living room with stairs rising to the first floor, a fitted dining/kitchen which has been extended into a conservatory with a fully insulated roof, two well proportioned bedrooms and a modern a bathroom. Externally the property has a private, enclosed rear garden with patio area and to the front is a driveway leading to a single garage. Early viewing is strongly recommended.



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		82   B
69-80	C		
55-68	D	61   D	
39-54	E		
21-38	F		
1-20	G		

**PORCH** With an external uPVC door with fitted carpet, uPVC double glazed windows to the front and side elevations and a ceiling light.

**RECEPTION ROOM** 14' 9" x 12' 6" (4.5m x 3.81m)  
With a fitted carpet, uPVC double glazed window to the front elevation, fireplace and surround, wall mounted radiator, stairs rising to the first floor and ceiling light.

**KITCHEN/DINER** 12' 6" x 9' 5" (3.81m x 2.87m) With a range of fitted high and low level units with a rolled edge worktop over incorporating a stainless steel sink and drainer, splash back tiling, integrated electric oven, inset gas hob with extractor hood over, washing machine plumbing, ceramic tiled flooring, vertical column radiator and ceiling light.

**CONSERVATORY** With ceramic tiled flooring, uPVC double glazed windows to the rear and side elevations and external door to the rear garden and fitted ceiling spotlights.

**LANDING** With a fitted carpet, loft hatch and ceiling light.

**MASTER BEDROOM** 12' 6" x 10' (3.81m x 3.05m)  
With a fitted carpet, uPVC double glazed window to the front elevation, over stairs storage, wall mounted radiator and ceiling light.

**BEDROOM TWO** 9' 6" x 6' 9" (2.9m x 2.06m) With a fitted carpet, uPVC double glazed window to the rear elevation, over stairs storage, wall mounted radiator and ceiling light.

**BATHROOM** With a fitted suite comprising of a panelled bath with an electric shower over, low flush w.c., pedestal wash hand basin, ceramic floor and wall tiling, opaque uPVC double glazed window to the rear elevation, wall mounted radiator and ceiling light.

**EXTERNAL** With an enclosed rear garden which is mainly laid to lawn with a recently laid patio, mature shrubs and trees and a fenced boundary. To the front

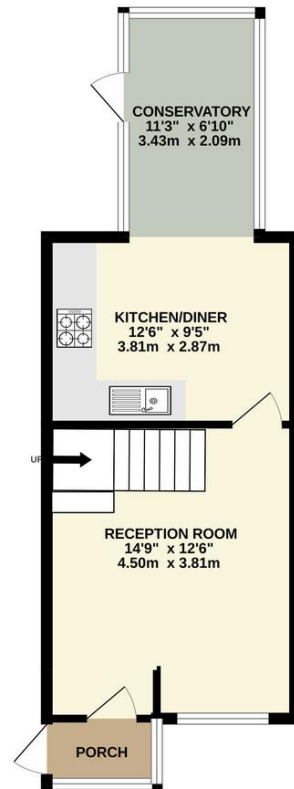
is a gravelled garden with a range of mature shrubs and a walled boundary and a driveway leading to a single garage with up and over door.



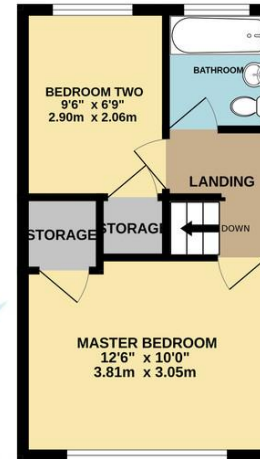




GROUND FLOOR  
397 sq.ft. (36.9 sq.m.) approx.



1ST FLOOR  
280 sq.ft. (26.0 sq.m.) approx.



TOTAL FLOOR AREA: 677 sq.ft. (62.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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