

177 Breedon Street, Nottingham, NG10 4EW

Price Guide £315,000



DESCRIPTION & ACCOMMODATION

LOVELY DETACHED FAMILY HOME
POPULAR LOCATION CLOSE TO TRENT COLLEGE
BEAUTIFUL MATURE GARDEN TO REAR
SCOPE TO EXTEND (STP)
GENEROUS LOUNGE
DINING KITCHEN
SPACIOUS GARDEN ROOM
DOWNSTAIRS CLOAKS
DOUBLE-GLAZING & GAS CENTRAL HEATING
EARLY VIEWING ADVISED

UNEXPECTEDLY RE_AVAILABLE!! DO NOT MISS THIS OPPORTUNITY
OFFERED WITH A PRICE GUIDE £315,000 TO £325,000
DECEPTIVELY SPACIOUS THREE BED DETACHED PROPERTY CLOSE TO
TRENT COLLEGE
LARGE MATURE GARDEN TO REAR AND SPACIOUS ACCOMMODATION
CONSIDERED SCOPE TO EXTEND (STP) VIEWING ADVISED TO
APPRECIATE



DESCRIPTION & ACCOMMODATION

UNEXPECTEDLY RE AVAILABLE , DO NOT MISS YOUR OPPORTUNITY!
TJS Property People are delighted to bring to the market this lovely traditional EXTENDED THREE BED DETACHED family property located in this very popular area close to Trent College, West Park and local schools and amenities.

This deceptive property sits on a GENEROUS MATURE GARDEN PLOT and is also in close proximity within easy reach of M1 and A52 to allow for commute to derby, Nottingham and beyond.

ACCOMMODATION

With spacious entrance hallway, generous lounge with extension to rear providing an attractive garden room overlooking the fabulous garden, dining kitchen, ground floor cloaks/wc and to the first floor THREE GOOD BEDROOMS and family bathroom.

NB: This lovely property could offer scope for further extension to the rear (subject to planning/ consents which may be required)

ENTRANCE HALLWAY

14'6" x 7'7" (4.42m x 2.31m)

With double-glazed entrance door to front of the property leading into the generous hallway with double glazed window to side elevation, central heating radiator, telephone and power points and stairs to first floor with storage/ cupboard housing meters and with coats hanging space.

Doors to:

LOUNGE

17'9" x 11'11" (5.41m x 3.63m)

A lovely bright lounge with large double-glazed window to front elevation and additional two high level double-glazed windows to side elevation, feature fireplace with brick and tiled effect hearth and backing with living flame effect fire and timber mantle over, central heating radiator, TV, telephone and power points and glazed door to rear leading to:

EXTENDED SUN LOUNGE

12'8" x 11'11" (3.86m x 3.63m)

An extension to the rear of the lounge providing a second generous reception room overlooking the attractive mature rear garden, with double-glazed windows to side and large sliding patio doors to rear , wall mounted gas fire and power points.



From hallway door to:

DINING KITCHEN

12'6" x 11'4" (3.81m x 3.45m)

Fitted with a range of wall and base units beneath round edge work surfaces with tiled splash backing between, space for appliances, space for slot in cooker with gas and electric connection points, plumbing and space for washing machine, space for table and chairs, sliding door to pantry with meters, large double-glazed window to rear elevation and door to side in turn leading to:

INNER VESTIBULE

INNER VESTIBULE with door to WC and additional door to UTILITY CUPBOARD, housing wall mounted boiler and with space for Freezer. From Inner vestibule a double-glazed door also leads onto driveway and also to the rear garden.





FIRST FLOOR LANDING

With stairs ascending from hallway and leading to spacious landing area with double-glazed window to front elevation, fitted storage cupboard and doors to:

BEDROOM ONE

14'6" x 11'11" (4.42m x 3.63m)

A superb double bedroom with double-glazed window to rear elevation overlooking the fantastic rear garden, central heating radiator and power points.

BEDROOM TWO

11'11" x 10'11" (3.63m x 3.33m)

A second generous double bedroom with double-glazed window to rear again overlooking the rear garden, central heating radiator and power points.

BEDROOM THREE

9'1" x 8'8" (2.77m x 2.64m)

A larger than average single bedroom (possibly take a three quarter bed) with double-glazed window to front elevation, central heating radiator and power points.

BATHROOM

7'1" x 5'6" (2.16m x 1.68m)

Fitted with a panelled bath with electric shower over and bi-fold shower door, low level WC, pedestal wash hand basin, tiling to walls and double-glazed window to side elevation.

OUTSIDE

To the front of the property there is a low walled garden area with plants and shrubbery and a driveway to side providing parking for two vehicles and in turn leading to:

DETACHED GARAGE

A detached garage with doors to Driveway

REAR GARDEN

WOW! what a beautiful mature garden well stocked with a variety of mature trees and shrubbery, area of lawn and pathway in turn leading to additional garden area to rear.

Considered potential to extend this lovely family property further to the rear of the property (subject to planning)

TENURE, VIEWING & DIRECTIONS

TENURE

Freehold with vacant possession upon completion

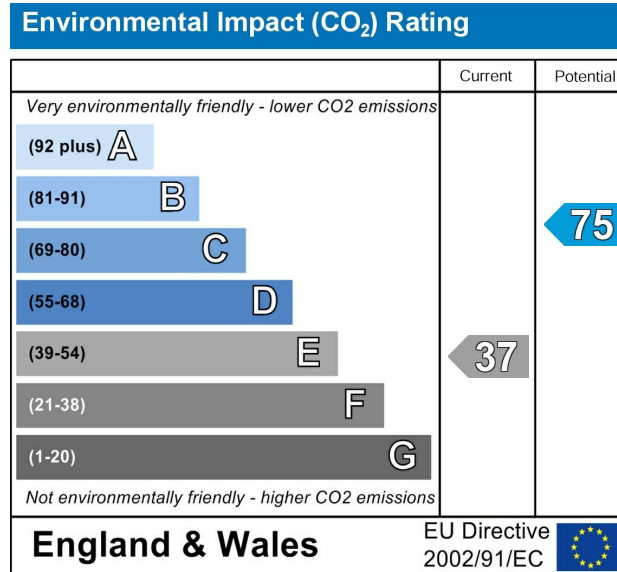
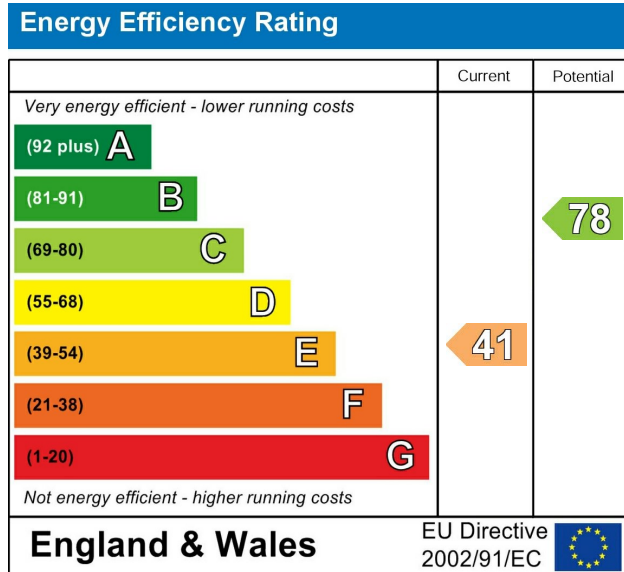
VIEWINGS

Strictly by appointment with TJS Property People who would be pleased to provide any further information which may be required

DIRECTIONS

From our office on Market Place take the continuing towards trent College, just before the College turn left into Breedon Street continuing towards the far end where number 177 Breedon Street will be found on the left hand side clearly identified by our For Sale board.





TJS Reference:

Property Type: House - Detached

Bedrooms: 3

Bathrooms: 1

Receptions: 2

Postal Code: NG10 4EW

EPC: E

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