

51 St. Austell Drive

Wilford
Nottingham
NG11 7BT

Guide Price £350,000



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0115 841 1155



- Three-bedroom detached home
- Two reception rooms
- Family bathroom
- Space for an office/ guest bedroom
- Off road parking and integral garage
- Close to the local transport links
- Highly regarded school catchment area
- Viewing essential!
- Council Tax Band - C
- Tenure - Freehold



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Key Features

A three-bedroom detached family home, located in the highly desirable area of Wilford. The property is just a short walk from the tram stop, providing easy access to the city centre and motorway networks. Ideal for a purchaser looking to move into a sought-after school catchment area.

The property is entered via an entrance porch, with a further door leading into the hallway. Stairs rise to the first floor, with doors giving access to the lounge at the front, featuring a double-glazed window with leaded panes allowing plenty of natural light. To the rear is a dining room or study area, with patio doors opening out onto and overlooking the rear garden. The flooring is a stylish wood-effect finish.

The kitchen is fitted with a contemporary range of wall and base units, incorporating an integrated oven, hob, extractor, and microwave, with space for a fridge and washing machine. A double box bay window enjoys views over the rear garden. A door provides access to the generous garage, which benefits from a roller door, built-in storage units, a workshop area, and further access to the rear garden.

To the first floor, there are three bedrooms, two doubles and a single, together with a modern four-piece family bathroom, featuring tiled floors, part-tiled walls, and a chrome towel radiator.

The loft has been partially converted, with Velux-style windows providing natural light. This space offers excellent storage and could serve as an occasional office or guest bedroom.

To the front, there is a walled boundary and a tarmac driveway providing off-road parking and access to the front door. There is also a small planted area with mature shrubs. The rear garden features a decked and patio area running the full width of the property, overlooking a mainly lawned garden with gravel sections and a seating area to the rear.





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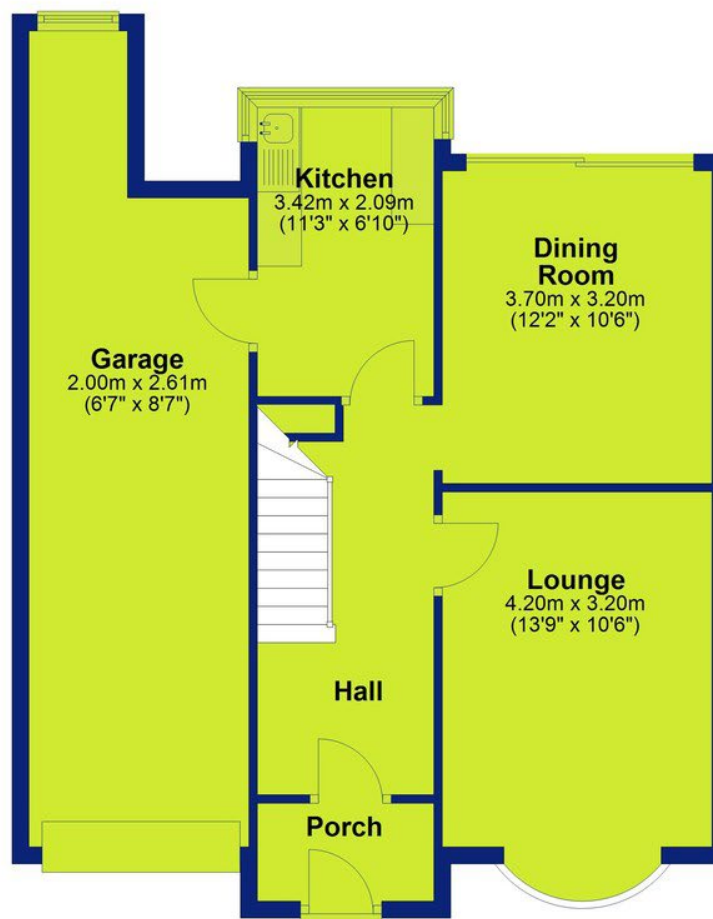
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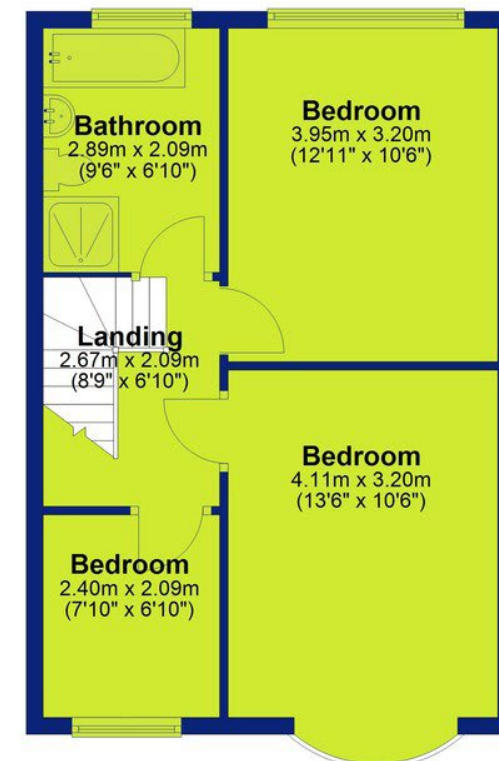
Ground Floor

Approx. 69.4 sq. metres (747.3 sq. feet)



First Floor

Approx. 44.2 sq. metres (475.9 sq. feet)



Total area: approx. 113.6 sq. metres (1223.2 sq. feet)



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Interested in this home?

Contact the FHP Living Team on 0115 841 1155

23 Bridgford Road
West Bridgford
Nottingham
NG2 6AU

1 Weekday Cross
The Lace Market
Nottingham
NG1 2GB

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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