



4 Pendle Crescent, NG3 3EZ

£190,000

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4 Pendle Crescent , NG3 3EZ

- Two bedrooms
- Modern kitchen & bathroom
- 4.7m lounge diner
- Detached brick garage
- Large UPVC d/glazed conservatory
- Well presented throughout

A lovely detached two bedroom bungalow on a popular development just off The Wells Road, with detached brick built garage and a 4.75m UPVC double glazed conservatory. Side entrance hall, good size living room, modern kitchen & a brand new shower room fitted November 2023! The property also has modern UPVC double glazing and electric heating. Well presented with viewing strongly advised!



£190,000



Entrance Hall

With double glazed composite side entrance door, electric storage heater, tiled floor and half glazed panel doors leading to both the kitchen & lounge.

Kitchen

A range of wall and base units with doors in a white high gloss and black granite style worktops incorporating a one and a half bowl stainless steel sink unit and drainer. Electric cooker point with extractor canopy, plumbing for a washing machine, tiled floor, airing cupboard housing the hot water cylinder and UPVC double glazed window looking through to the conservatory.

Lounge

Electric storage heater, TV aerial point and double glazed sliding patio door through to the conservatory.

Conservatory

Being UPVC double glazed with a high pitched polycarbonate roof, power and remote ceiling fan with light. Laminate flooring and double doors to the rear garden.

Inner Lobby

With loft access, laminate flooring and doors to the bathroom and both bedrooms.

Bedroom 1

Fitted surround and wardrobes with central bed space, overhead storage and bedside drawers. Separate four door wardrobe, additional double wardrobe with sliding part mirrored doors, telephone point, UPVC double glazed front window and electric radiator.

Bedroom 2

UPVC double glazed oriel bay window and electric radiator.

Bathroom

Upgraded in November 2023, with full height tiling and tile effect flooring. The suite consists of a large walk-in electric shower with glass partition and toiletrie recesses. Wash basin and concealed cistern dual flush toilet with vanity cupboards, electric radiator, extractor fan and UPVC double glazed side window..

Outside

To the front, wrought iron gated access leads onto the driveway which provides ample off-street parking. The front garden is gravelled for low maintenance and a lockable side gate with a halogen security light leads to the rear garden. To the rear, there is a large paved patio and lawn with gravel borders containing a selection of shrubs. The garden is also enclosed with a fenced perimeter with a storage area to the rear of the garage and a side door into the garage. The garage measures 6.27m x 2.8m and has light and power, up and over door and UPVC double glazed side window.

Tenure - Freehold

Important Notice

1. We believe these particulars, including the text, photographs and floorplans to be accurate. They are for general guidance only and do not constitute any part of an offer or contract. Measurements are approximate. The property's services, appliances, heating installations, plumbing and electrical systems have not been tested and intending purchasers are advised to make their own independent enquiries and inspections.







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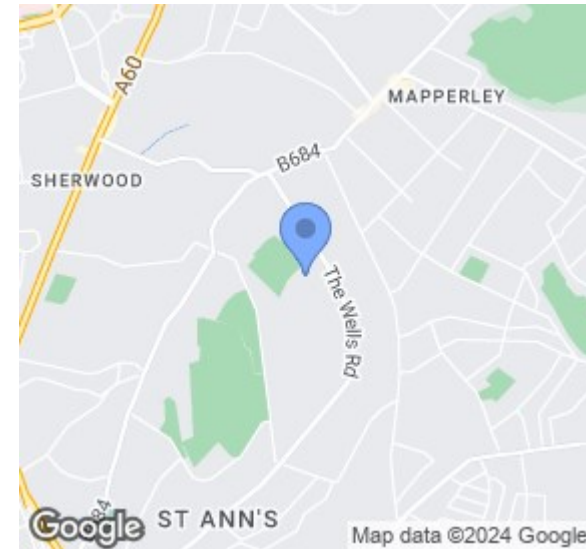
GROUND FLOOR



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	59	
England & Wales		EU Directive 2002/91/EC



Please contact us on **0115 953 6644** should you wish to arrange to view this property or if you require any further information.

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41 Plains Road, Mapperley, Nottingham, NG3 5JU
0115 953 6644
sales@marriotts.net

www.Marriotts.net

