



Riverside Close, Bottesford
Nottingham, NG13 0AG



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Asking Price £338,000

Offered to the market is this Four Bedroom, Detached Family Home. Located at the end of a peaceful cul-de-sac only a short walk away from the local amenities. Accommodation comprises: Entrance Hall, Ground Floor W.C., Living / Dining Room, Kitchen, Conservatory, Four Bedrooms, Family Bathroom, Garage and driveway providing off street parking for several vehicles. Council Tax Band - D. EPC - D. Freehold.

Entrance

UPVC double glazed front door into Entrance Hall.



Entrance Hall

Stairs rising to the first floor and white panel doors to the Kitchen, Living Dining Room and W.C., and having under stairs storage cupboard.

W.C.

Fitted with a two piece white suite comprising: W.C. and wash basin, uPVC double glazed window to the front elevation and tiled flooring.

Living / Dining Room

11'7" max x 24'2" max (3.54 max x 7.37 max)

A lovely light and bright primary reception room with uPVC double glazed window to the front elevation, double glazed patio doors leading to the Conservatory, television point, feature gas fireplace set onto a marble hearth and surround and white panel door to the Kitchen.

Kitchen

9'11" x 12'11" (3.04 x 3.96)

Fitted with a good range of base and wall mounted units with marble effect roll top work surface over, inset sink and drainer, space for fridge freezer, space and plumbing for washing machine and slim-line dishwasher, built-in electric fan assisted oven and grill with four ring gas hob and extractor fan over, tiled flooring, wall mounted gas central heating boiler (Service in October 2023) uPVC double glazed window to the rear elevation and uPVC double glazed door to the side elevation.

Conservatory

9'9" x 9'4" (2.99 x 2.86)

UPVC double glazed construction with French doors to the Rear Garden and tiled flooring.

Landing

White panel doors to the Bedroom and Bathroom accommodation, uPVC double glazed window to the side elevation and loft hatch with pull down loft ladder.

Bedroom One

9'10" x 10'7" (3.02 x 3.24)

UPVC double glazed window to the front elevation and built-in furniture

Bedroom Two

8'3" x 11'2" (2.53 x 3.42)

UPVC double glazed window to the rear elevation.

Bedroom Three

7'6" x 6'7" (2.30 x 2.02)

UPVC double glazed window to the rear elevation.

Bedroom Four

9'11" max x 7'1" max (3.04 max x 2.17 max)

UPVC double glazed window to the front elevation and built-in cupboard.

Bathroom

Fitted with a modern four piece suite comprising: Panel bath, shower cubicle, W.C. and wash basin and having uPVC double glazed window to the side elevation.

Garage

7'10" x 16'7" (2.40 x 5.08)

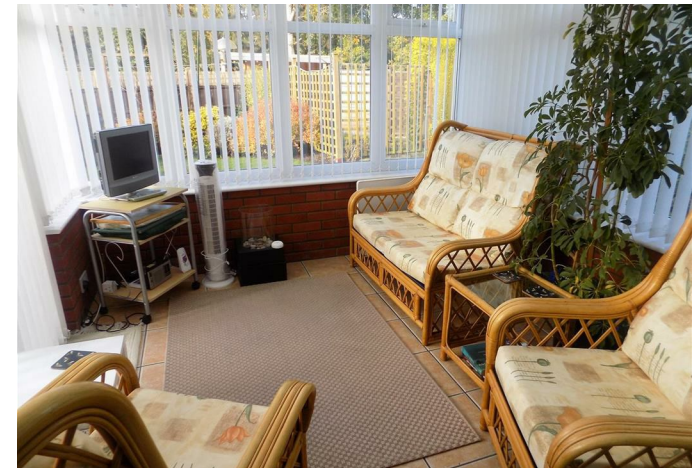
Garage door to the front elevation, light and power, window to the rear and pedestrian door to the side.

Outside

The property is set on a good sized plot with the front garden being mainly laid to lawn with off-street parking for several vehicles, pedestrian access to the Rear Garden through a wrought iron gate where there is a shaped lawn, vegetable garden, green house and timber sheds ideal for storage.

Agents Note

This property is Gas centrally heated, has mains drains, water and electric and broadband.



Money Laundering Regulations

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Note

Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. All services and appliances have not and will not be tested. Floorplans are there as a guide only and measurements should be regarded as approximate.

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales EU Directive 2002/91/EC		



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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