



Church Street, Whatton
Nottingham, Nottinghamshire, NG13 9EL



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NG13 9EL
£490,000

Offered to the market is this versatile, light and bright detached dormer bungalow. Located within the desirable Village of Old Whatton with a picturesque view to the front overlooking the charming village church and having accommodation comprising: Entrance hall, open plan kitchen / living / diner with views overlooking the village church, contemporary high end family bathroom, two double bedrooms, family room to the ground floor, two further bedrooms, one having an en-suite to the first floor, garage / office, landscaped private rear garden and off street parking. Council Tax Band – E. EPC Rating – D. Freehold.

Entrance

UPVC double glazed door with side panels into Entrance Hall.

Entrance Hall

17'7" x 16'6" (max) (5.36 x 5.03 (max))

A lovely welcoming reception having a generous range of storage to include: Two built in double cupboards and touch opening understairs storage, feature paneling to half walls, stairs rising to the first floor, Karndean flooring and contemporary doors to the ground floor accommodation.



Living / Kitchen / Diner

25'1" x 21'10" (7.67 x 6.67)

A stunning open plan, light and bright room with uPVC double glazed windows to the front and side elevations and uPVC double glazed French doors with side panels to the front with attractive views over the village church, wood effect flooring and television point. The Kitchen area is fitted with a good range of units with Composite work surface and feature island, built-in appliances to include: Two dishwashers, wine fridge, three electric ovens one with microwave option and warming drawer, four ring touch hob and ceiling mounted extractor fan. There are tall larder cupboards, built-in wine racks, pull out bin cupboard, inset sink and drainer with contemporary tap and space for an American style fridge freezer and opening through to the Utility Room.

Utility

8'11" max x 6'3" max (2.73 max x 1.93 max)

UPVC double glazed door and window to the side elevation, space and plumbing for washing machine and other under counter appliances, solid wooden work surface, continuation of the wood effect flooring and built-in shelves.

Family Room

15'1" x 11'1" (4.62 x 3.40)

A versatile room which could be utilised for a variety of purposes, having delightful aspect into the Rear Garden with uPVC double glazed sliding patio door and Oak flooring.

Bedroom Three

13'5" x 9'8" (4.09 x 2.95)

Another versatile space which could be utilised as the master suite being adjacent to a ground floor bathroom. Having built-in wardrobes and uPVC double glazed window overlooking the Rear Garden.

Bedroom Four

11'3" x 8'0" (min) (3.43 x 2.46 (min))

Built-in storage wardrobes and uPVC double glazed window to the side elevation.

Family Shower Room

11'0" max x 7'8" max (3.37 max x 2.35 max)

Fitted with a contemporary three piece suite comprising: W.C. and wash basin set into a vanity storage unit and walk-in triple shower with chrome rain shower over, heated towel rail, uPVC double glazed window to the side elevation, tiled flooring and tiling to wet areas.

First Floor Landing

Pitched ceiling with skylight window and doors to Bedroom One and Two.

Bedroom One

21'5" x 11'6" (6.55 x 3.51)

A well proportioned double bedroom having pitched ceiling with three skylight windows and built-in storage.

Bedroom Two

14'0" x 11'1" (4.27 x 3.38)

Pitched ceiling with skylight window built-in storage one housing the gas central heating boiler installed in 2023 and door to En-Suite.

En-Suite

Fitted with a contemporary suite comprising: W.C. and wash basin set into vanity storage units and feature bath with tap and shower rinser, towel radiator, wood effect flooring and skylight window.

Garage / Office

The Garage has been divided into two with the front part having garage door to the front and rear part being utilised as an office with light and power, full sound insulation and uPVC double glazed French doors.

Rear Garden

The Rear Garden has been beautifully landscaped and affording a relatively good degree of privacy. Having a stone chipping seating area ideal for entertaining and alfresco dining, with sleeper edge retaining wall and steps leading up onto a mainly lawned garden with borders with a variety of established trees and shrubs. There is a circular paved terrace area with timber pergola.

Outside to the Front

Situated within this desirable village offering attractive views towards the village church the front garden has been hard landscaped to provide a driveway with gravel borders creating off street parking for several vehicles.



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.

Belvoir and our partners provide a range of services to buyers, although you are free to use an alternative provider. For more information simply speak to someone in our branch today. We can refer you on to The Mortgage Advice Bureau for help with finance. We may receive a fee of 20%, on average this is £100 including VAT, if you take out a mortgage through them. If you require a solicitor to handle your purchase and or sale we can refer you on to Hawley and Rodgers or Movewithus. We may receive a fee of £120 - £180 including VAT per referral, if you use their services.

Money Laundering Regulations

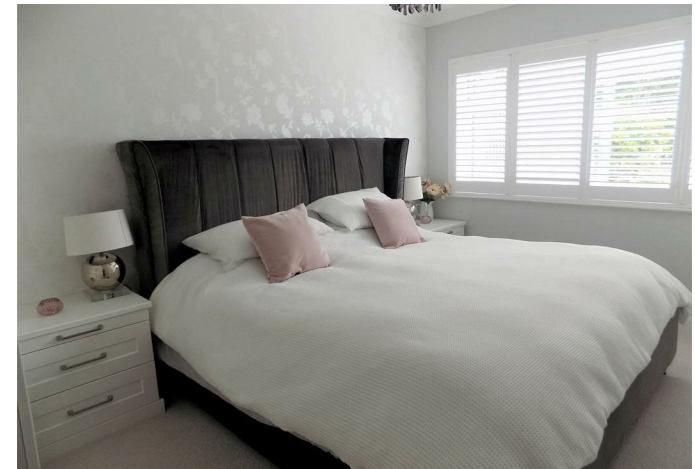
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

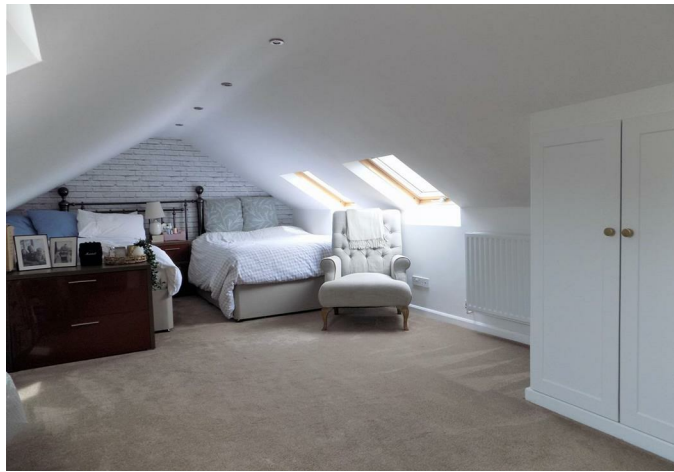
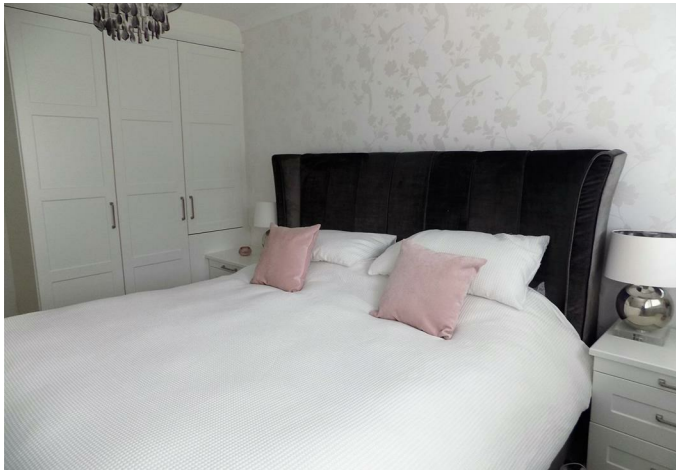
Agents Note

This property has mains gas central heating, mains drains, water and electric.



There is broadband in the area and mobile phone signal.

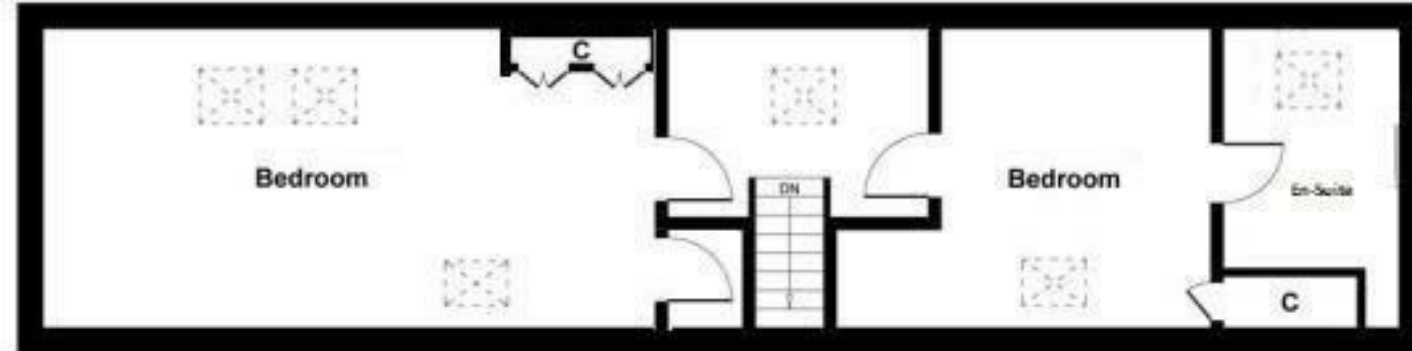
Low risk of surface water flooding, very low risk of flooding from rivers and the sea: <https://check-long-term-flood-risk.service.gov.uk/risk#>



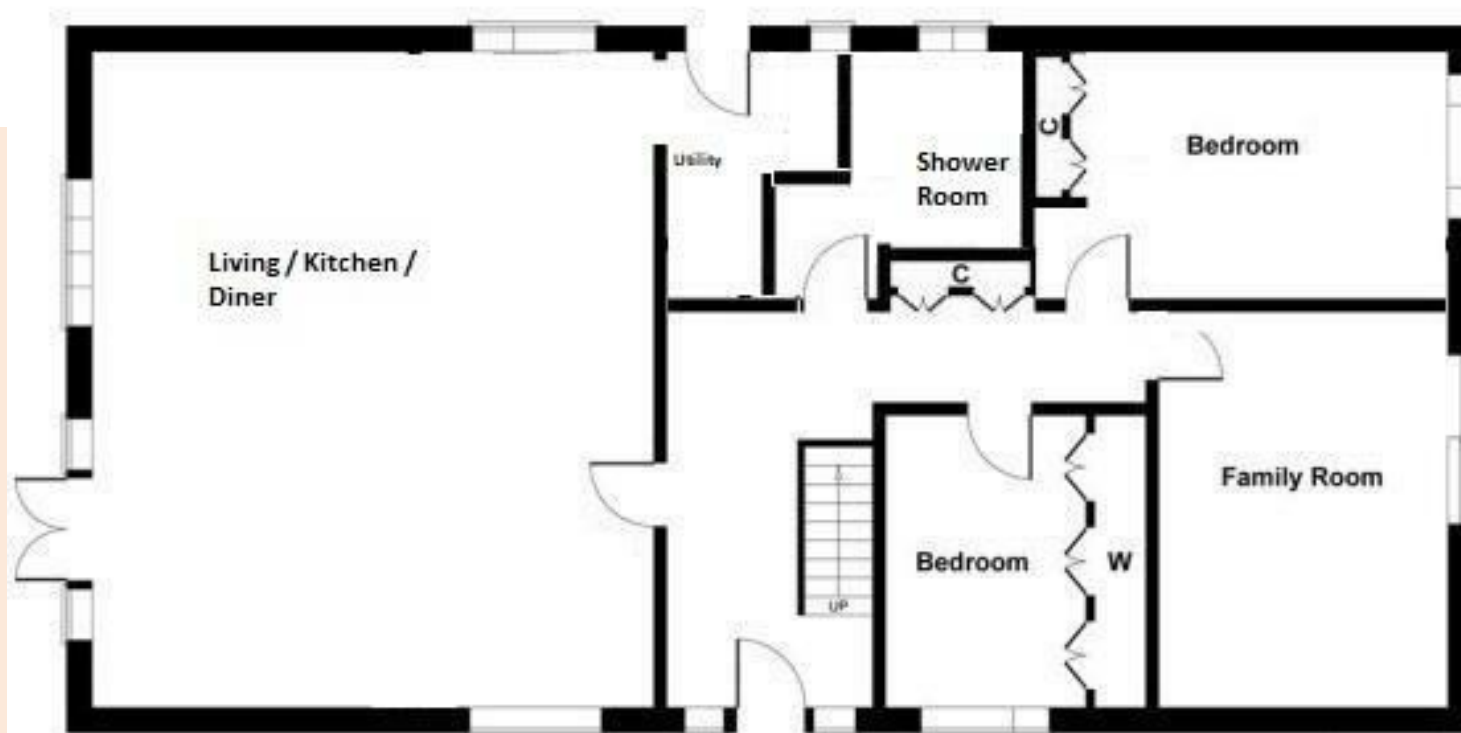




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			77
(81-91) B			
(69-80) C		65	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating			
Very environmentally friendly - lower CO ₂ emissions		Current	Potential
(92 plus) A			74
(81-91) B			
(69-80) C		61	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	
			



FIRST FLOOR



GROUND FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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