



Azimghur Road,
Whatton, NG13 9FF



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£450,000**

Offered to the market is this spacious, Four Bedroom, Detached Home. Located down a peaceful cul-de-sac within the desirable Village of Whatton and having accommodation comprising: Entrance Hall, Ground Floor W.C., contemporary Kitchen Diner with walk-in Pantry, generous Utility Room, Living Room with feature log burning stove, Conservatory, Four Bedrooms with the Master having an En-Suite Shower Room, Family Bathroom, Garage, South facing Rear Garden with Office and bar and off street parking to the front. Council Tax Band - D. EPC Rating - C. Freehold.

Entrance Hall

UPVC double glazed front door and windows to the front elevation, wood effect laminate flooring, stairs rising to the first floor, two built-in storage cupboards, solid Oak door to the Ground Floor W.C. and Oak and glazed doors to the Living Room and Kitchen Diner.



Kitchen Diner

26'8" max x 12'11" max (8.13 max x 3.96 max)

A lovely open plan and spacious Kitchen Diner being fitted with a contemporary range of base units with solid wooden work surface over, Built-in appliances to include: Fridge freezer, dishwasher, inset ceramic Butler style sink, electric fan assisted oven and grill with four ring touch hob and extractor fan over. Karndean flooring, built-in storage and wine rack, television point, contemporary wall mounted radiator, uPVC double glazed French doors and window to the Rear Garden, solid Oak door to the Utility Room and solid Oak door to Walk-In Pantry, with built-in shelving and wall mounted gas central heating boiler.

Utility Room

15'10" max x 7'5" max (4.84 max x 2.28 max)

Fitted with a good range of base and wall mounted units with work surface over, inset sink and drainer, space and plumbing for washing machine, space for further under counter appliances, contemporary wall mounted radiator, composite door to the front elevation, uPVC double glazed door and window to the rear elevation and solid Oak door to the Garage.

Garage

8'1" x 16'4" (2.48 x 5.00)

Garage door to the front elevation, light and power.

Ground Floor W.C.

6'3" x 5'5" (1.93 x 1.66)

Fitted with a two piece suite comprising: W.C. and wash basin, uPVC double glazed window to the front elevation and heated towel rail.

Living Room

11'5" x 18'9" (3.49 x 5.74)

A light and bright primary reception room with uPVC double glazed windows to the front and side elevations and uPVC double glazed French doors to the Conservatory, Karndean flooring, television point and feature log burning stove.

Conservatory

12'2" x 10'11" (3.73 x 3.33)

UPVC double glazed windows and French doors leading out to the Rear Garden and wood effect laminate flooring.

Landing

UPVC double glazed window to the front elevation, built-in linen cupboard, built-in airing cupboard and having loft hatch.

Master Bedroom

11'9" x 14'0" (3.59 x 4.27)

UPVC double glazed windows to the front and side elevations, wood effect flooring and solid Oak door to the En-Suite.

En-Suite

4'5" x 11'5" (1.35 x 3.49)

Fitted with a three piece suite comprising: "His and Hers" wash basin set into a vanity storage unit, corner shower cubical and W.C., wood effect flooring and uPVC double glazed windows to the rear and side elevations.

Bedroom Two

11'4" max x 13'0" max (3.47 max x 3.98 max)

UPVC double glazed windows to the side and rear elevations, built-in wardrobe, wash basin and wood effect flooring.

Bedroom Three

7'5" x 9'10" (2.27 x 3)

UPVC double glazed window to the rear elevation, built-in wardrobe, wash basin and wood effect flooring.

Bedroom Four

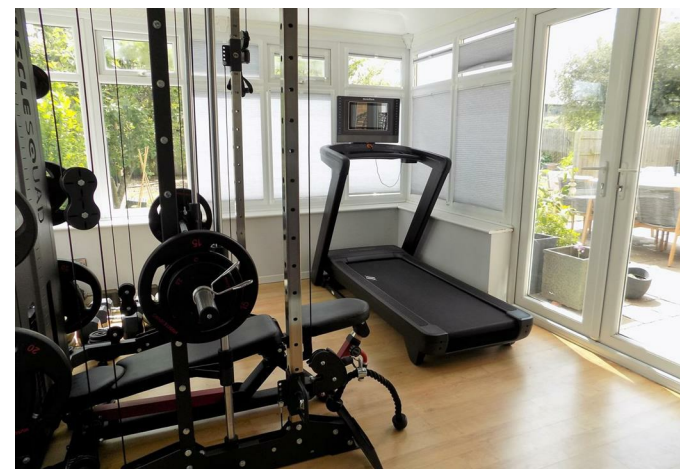
12'9" max x 7'5" max (3.89 max x 2.28 max)

UPVC double glazed window to the rear elevation, built-in cupboard and wood effect flooring.

Family Bathroom

11'6" x 5'6" (3.51 x 1.68)

Fitted with a four piece suite comprising: W.C., wash basin, panel bath and corner shower cubical, uPVC double glazed window to the front elevation and tile effect flooring.



Outside to the Front

The front garden is laid mainly to lawn and there are driveways providing off street parking for several vehicles one which leads down the side of the property ideal for motor home standing and a covered car port.

Outside to the Rear

The Rear Garden is South facing and is mainly laid to lawn inset with flourishing fruit trees. There is a patio area ideal for entertaining and alfresco dining, raised pond, vegetable beds, timber outbuilding being utilised as a bar with light and power and insulation, purpose built home office with light and power and pedestrian access leading to the front elevation.

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#>

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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