



130 Westdale Lane, Carlton, Nottingham, NG4 3NH

- GUIDE PRICE £340,000 - £360,000
- Stunning High Specification Kitchen
- Spacious Rooms Throughout
- Landscaped Rear Garden
- Extremely Well Presented Three Bedroom Detached House
- Downstairs W.C
- Bathroom with Freestanding Bath
- Gated and Block Paved Driveway

130 Westdale Lane, Nottingham NG4 3NH

GUIDE PRICE £340,000 - £360,000 - Immaculate Three Bedroom Detached House. Stunning Open Plan Kitchen/Diner. Spacious Accommodation Throughout. Downstairs W.C. Landscaped Rear Garden. Block Paved Driveway with gates.



Council Tax Band: C



Entrance Hall

Tiled flooring with underfloor heating. Stairs to the first floor. Door to the Lounge. Radiator. Double doors to the Kitchen/Diner.

LOUNGE

13'5 x 14'5 into bay

Double glazed bay window to the front elevation. Radiator.

KITCHEN/DINER

19'8 x 15'3 max

Tiled flooring with underfloor heating. A range of modern fitted base and wall units with space for American style fridge/freezer. Quartz work surfaces with inset sink and hob with gas burner and induction elements. Bertazzoni motorised island hood. Integrated dishwasher. Plumbing for a washing machine. French doors opening into the rear garden. Radiator. Floor to ceiling window. Spotlights to the ceiling.

W.C

Tiled flooring. Low level flush toilet. Sink unit. Extractor. Tiled splashbacks.

FIRST FLOOR LANDING

Doors to all Bedrooms and the Bathroom.

MASTER BEDROOM

12'1 x 14'5 into bay

Spotlights to the ceiling. Radiator. Double glazed bay window to the front.

BEDROOM TWO

12'7 x 11'9

Window to the rear. Built in cupboard housing the gas combination boiler. Radiator.

BEDROOM THREE

7'4 x 8'8

Double glazed window to the front elevation. Radiator.

BATHROOM

7'8 x 7'3

Tiled flooring. Freestanding bath with mixer over. Shower cubicle with wet room tray. Vanity unit with inset sink and hidden cistern toilet. Window to the rear elevation. Spotlights to the ceiling.

EXTERIOR - REAR

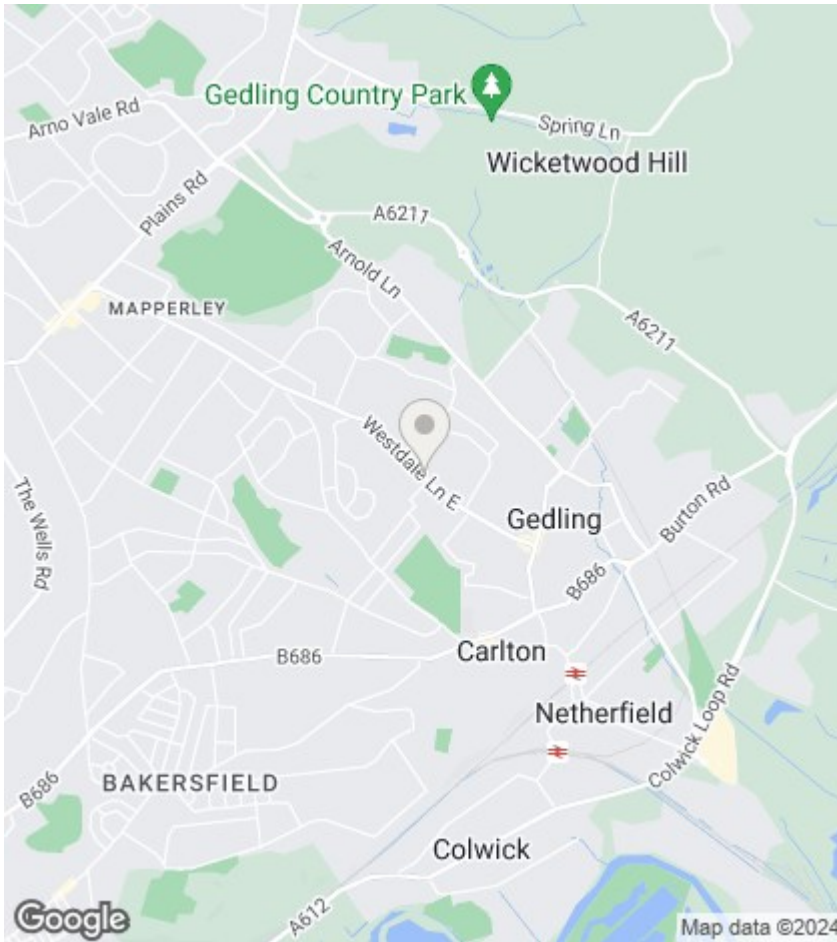
Block paved covered entertaining area with bar. Lawned garden with planted borders. Deck area to the rear.

EXTERIOR FRONT

Gated block paved driveway.







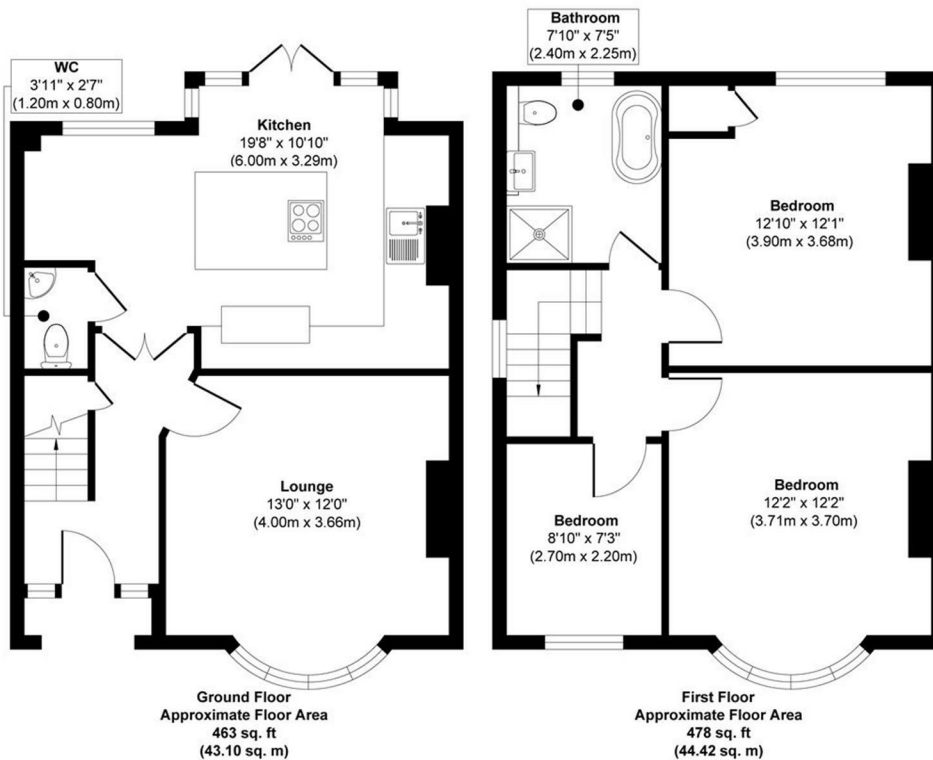
Viewings

Viewings by arrangement only. Call 01159625003 to make an appointment.

EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C		63	
(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	



Approx. Gross Internal Floor Area 941 sq. ft / 87.52 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.