



19 Dennis Street, Netherfield, Nottingham, NG4 2HR

Price Guide £300,000

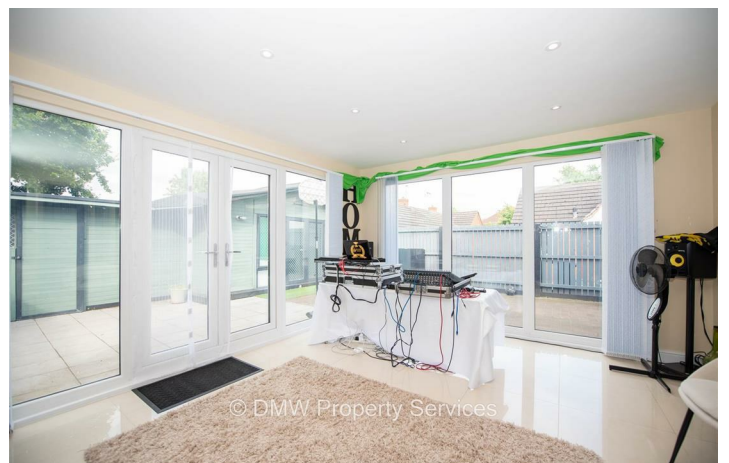
- Immaculate Three Bedroom Semi Detached House
- Extended to the Front and Rear
- Downstairs W.C
- Kitchen and Dining Room
- Gated Block Paved Driveway
- Substantial Accommodation Throughout
- Loft Room
- High Spec Bathroom
- Large Garden Room
- GUIDE PRICE £300,000 - £315,000

19 Dennis Street, Nottingham NG4 2HR

GUIDE PRICE £300,000 - £315,000. Immaculate Three Bedroom Semi Detached House. Extended to the Front and Rear. Substantial and Well Presented Accommodation Throughout. Comprises; Large Lounge and Conservatory, Kitchen, Dining Room, Downstairs W.C, Three Bedrooms, High Spec Bathroom. Loft Room. Large Block Paved Driveway. Spacious Garden Room.



Council Tax Band: A



MAIN DESCRIPTION

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KITCHEN

15'10" x 7'10"

Door into the Kitchen from the driveway. A range of base and wall units with space for gas cooker, washer machine. Extractor. Work surfaces with stainless steel sink unit. Window to the front elevation. Large walk in storage cupboard.

DINING ROOM

7'9" x 7'7"

Skylight. Radiator. Window to the front elevation. Opens into the family room.

FAMILY ROOM

13'10" x 7'10"

Radiator. Door to the W.C. Opens into the Lounge.

W.C

Wall mounted wash hand basin. Low level flush toilet.

LOUNGE

16'7" x 11'10"

Window and French doors to the rear. Recessed spotlights to the ceiling. Radiator.

CONSERVATORY

Tiled flooring. Floor to ceiling windows. French doors opening onto the rear garden. Recessed spotlights to the window.

FIRST FLOOR LANDING

Doors to all Bedrooms and the Bathroom. Storage cupboard. Stairs to the Loft Room.

MASTER BEDROOM

12'1" x 8'4"

Window to the rear elevation. Radiator.

BEDROOM TWO

9'11" x 8'0"

Radiator. Window to the rear.

BEDROOM THREE

8'2" x 7'7"

Radiator. Window to the front elevation.

BATHROOM

Impressive high spec bathroom with bath, shower, wall hung sink and hidden cistern toilet. Accent lighting. LED mirrors. Chrome towel radiator. Tiled floors and walls. Window to the front elevation.

LOFT ROOM

16'8" x 13'8"

Radiator. Two roof windows. Laminate wood effect flooring.

GARDEN ROOM

Spacious garden with power and light. Separate workshop/store area.

EXTERIOR

The property is accessed via a block paved driveway with gates leading down the side of the house. There is a large car port area which leads to the rear elevation where the spacious garden room can be found.





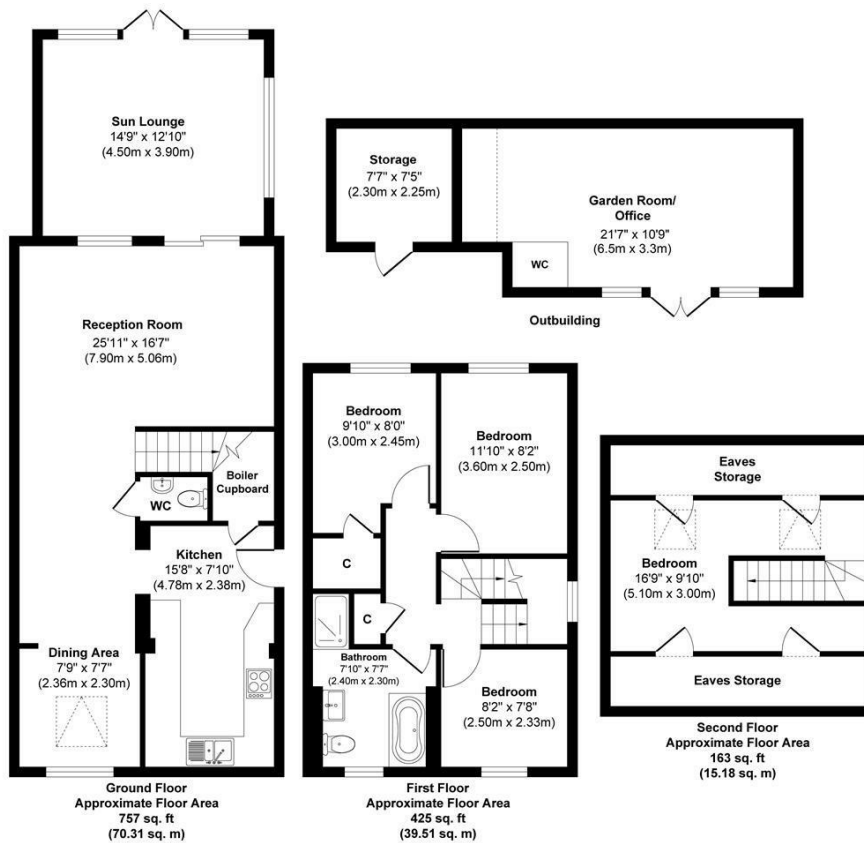


Viewings

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

EPC Rating:

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	



Approx. Gross Internal Floor Area 1345 sq. ft / 125.00 sq. m
Illustration for identification purposes only, measurements are approximate, not to scale.