



Wessex Drive  
Giltbrook Nottingham





## Property Description

We are pleased to present to the market this immaculate three bedroom detached house finished to a high standard throughout offering a range of modern fixtures and fittings including luxury flooring, Porcelain patio, Granite kitchen worktops, insinkerator instant boiling hot water tap and much more. Wessex Drive is a cul-de-sac location with a bridle path ideal for walks and in close proximity to a wide range of local amenities including shops, schools, bus routes and major road links. To the ground floor is an entrance hall, a W/C, a modern fitted breakfast kitchen and a spacious living room. Upstairs the first floor offers three double bedrooms, family bathroom and ensuite to the main bedroom. To the rear, is a beautifully landscaped garden with artificial grass and patio areas with access to the garage.

## Entrance Hallway

The entrance hall has luxury vinyl tiled flooring, a radiator, carpeted stairs, security alarm system, a UPVC double glazed window to the front elevation and a composite door providing access into the accommodation

## Kitchen

15' 7" x 9' 8" ( 4.75m x 2.95m )

The kitchen has a range of gloss base and wall units with under cabinet lighting, Granite gloss worktops and breakfast bar, an inverted stainless steel sink with an insinkerator instant boiling hot water tap, an integrated oven with a gas hob and angled extractor fan, an integrated microwave, space and plumbing for a washing machine and dishwasher, space for a tumble dryer, space for an American style fridge freezer, luxury vinyl tiled flooring and UPVC double glazed window to the rear elevation and a single door to access the side garden

## Lounge

21' 8" x 9' 2" ( 6.60m x 2.79m )

The living room has a UPVC double glazed window to the front elevation, carpeted flooring, a TV point, a radiator and double French doors opening out onto the rear patio

## Downstairs W.C

This space has a low level dual flush W/C, a pedestal wash basin, tiled splashback, luxury vinyl tiled flooring, a radiator, a wall-mounted consumer unit and a UPVC double glazed window to the front elevation.

## Landing

The landing has carpeted flooring, an in-built cupboard, a radiator and provides access to the first floor accommodation

## Bedroom One

10' 4" x 9' 1" ( 3.15m x 2.77m )

The first bedroom has a UPVC double glazed window to the front elevation, carpeted flooring, a radiator, a TV point, an in-built wardrobe and access to the en-suite.

## Ensuite

The en-suite has a low level dual flush W/C, a pedestal wash basin, an electrical power point, a shower enclosure with a mains-fed shower, partially tiled walls, wood-effect flooring, a radiator, an extractor fan and a UPVC double glazed window to the front elevation.

## Bedroom Two

9' 2" x 8' 8" ( 2.79m x 2.64m )

The second bedroom has a UPVC double glazed window to the rear elevation, carpeted flooring, an in-built sliding door wardrobe and a radiator.

## Bedroom Three

9' 8" x 6' 6" ( 2.95m x 1.98m )

The third bedroom has a UPVC double glazed window to the rear elevation, carpeted flooring, a radiator and access to the loft via a drop-down ladder.

## Family Bathroom

The bathroom has low level dual flush W/C, a pedestal wash basin, a panelled bath, an electrical shaving point, wood-effect flooring, partially tiled walls, an extractor fan and a UPVC double glazed window to the side elevation

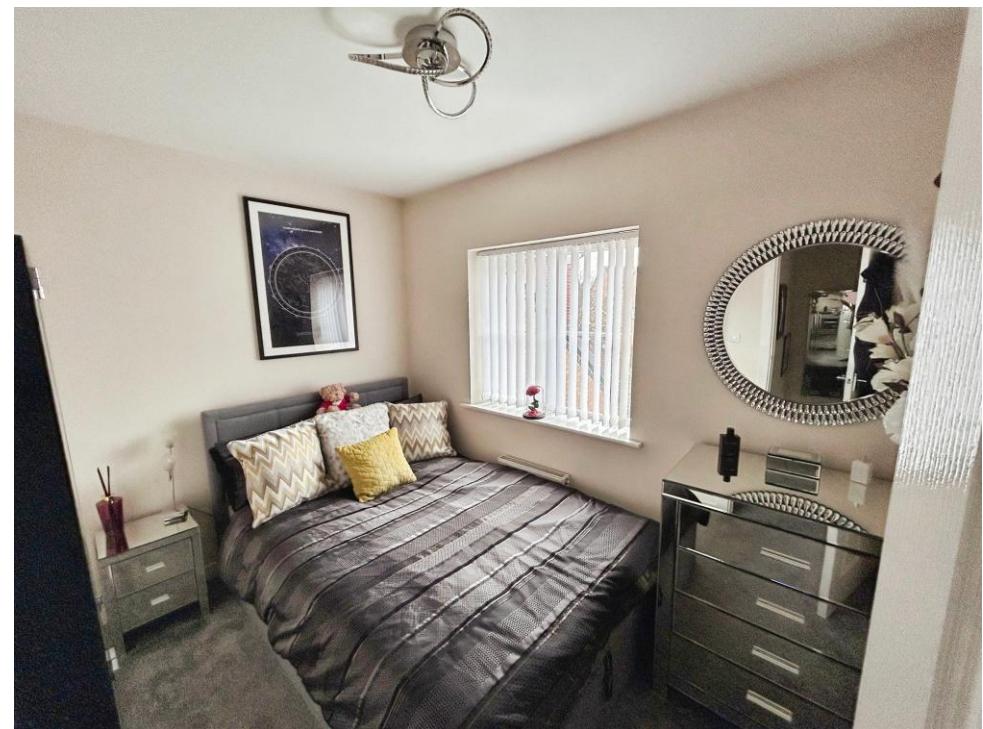
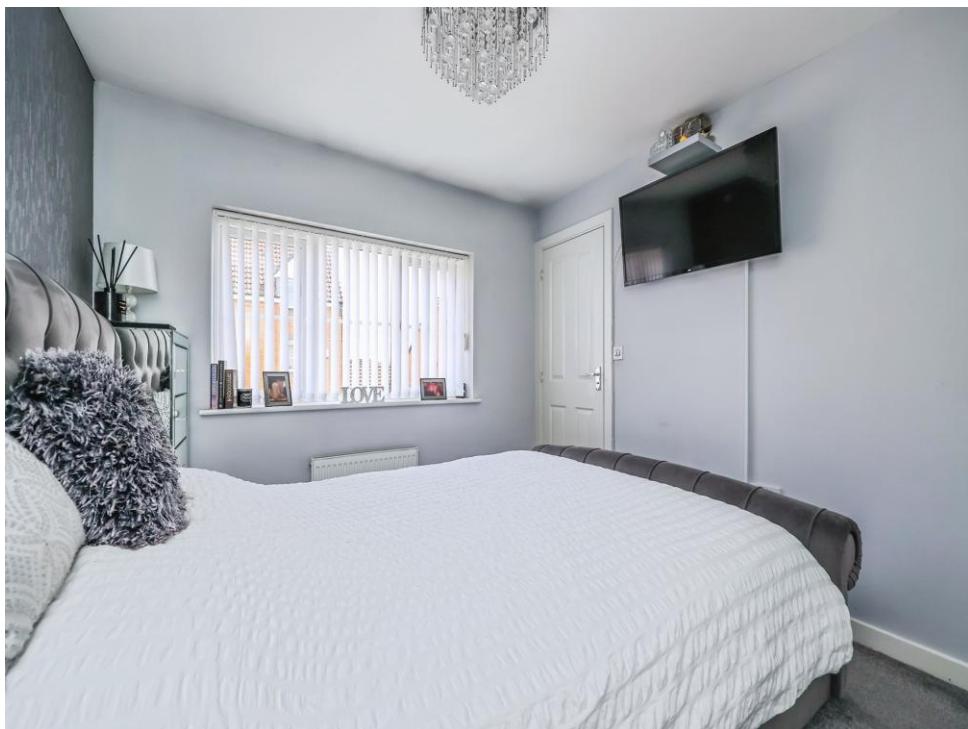
## Front

To the front of the property is a driveway with access into the single garage and lawned areas.

## Rear

To the rear of the property is a private enclosed garden with two high-end Porcelain paved patio areas, a high quality artificial lawn, a range of shaped plants and shrubs, raised planters, courtesy lighting, external power sockets, fence panelling and gated access.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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EPC Rating: C    Council Tax  
 Band: C

Tenure: Freehold

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