



Wagstaff Lane  
Jacksdale Nottingham

burchell  
edwards



# Wagstaff Lane Jacksdale Nottingham NG16 5JP

for sale  
**£350,000**



## Property Description

Burchell Edwards are pleased to present to the market this very well presented, extended detached bungalow, located in the ever so popular area of Jacksdale. This is a great opportunity to acquire a ready to go family home, providing many delightful features. In brief the property comprises of an inviting entrance hallway with original stained glass door, spacious kitchen fitted with a range of attractive units and integrated appliances, naturally lit lounge overlooking the stunning garden, family shower room with feature window, two bedrooms with the master benefiting from a dressing area and en-suite! Externally to the front the property offers a blocked paved driveway providing ample off road parking as well as having access to the rear. To the rear you will find a delightful, low maintenance garden which is fully secure with fenced boundaries. The property also benefits from full double glazing, gas central heating and alarm. Call to arrange your viewing today!

## Kitchen Diner

11' 10" max x 16' 2" max (3.61m max x 4.93m max)  
Fitted with immaculate wall and base units incorporating a composite sink and drainer with mixer tap, integrated dishwasher, NEFF double oven with combi microwave with slide and hide door, NEFF five ring gas hob, plumbing for washing machine, space for American fridge freezer, tiled flooring, extractor, radiator and UPVC double glazed window to the front and rear elevation with bespoke fitted blinds.

## Entrance Porch

UPVC double glazed double door access with entry to the property.

## Entrance Hall

Entry via the original door with stained glass windows, tiled flooring, loft access with pull down ladders. GCH boiler located in loft.

## Lounge

13' 5" max x 12' 9" max (4.09m max x 3.89m max)  
Two electric velux windows to the ceiling with integral blinds, UPVC double glazed window to the side, French doors to the rear leading to the rear garden, TV point, luxury vinyl flooring and aircon unit.



## Bedroom One

11' 10" x 9' (3.61m x 2.74m)

UPVC double glazed window to the front elevation with bespoke fitted blinds, carpet flooring, aircon unit and radiator. There is access to the dressing area as well as en-suite.

## Dressing Area

9' 3" x 4' 10" (2.82m x 1.47m)

Having carpet flooring and access to the en-suite.

## En-Suite

Fitted with a shower cubicle, vanity wash hand basin unit and W/C.

## Bedroom Two

11' 10" x 9' 11" (3.61m x 3.02m)

UPVC double glazed window to the front and side elevation with bespoke fitted blinds, fitted wardrobes, carpet flooring and radiator.

## Shower Room

Fitted with W.C, vanity wash hand basin with mixer tap, shower cubicle, fully tiled walls and flooring, towel radiator and stained glass feature window to the rear elevation.

## Front

To the front, the property is set back from the road with a block paved driveway to the front with direct access to the garden via the side.

## Rear

The rear garden offers great family space which has been beautifully landscaped and designed for ease of maintenance. There are two artificial lawned areas with a resin pathway in between. The property is also secure with a fenced boundary.















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)

To view this property please contact Burchell Edwards on

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134 Nottingham Road Eastwood  
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EPC Rating: D Council Tax  
 Band: B

Tenure: Freehold

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