



14 Main Road,
Wilford, NG11 7AR

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Refurbished over recent years, this detached family home provides spacious accommodation arranged over two floors including: an entrance hallway, a lounge, an open plan breakfast kitchen/living area with a range of built in appliances and bi-fold doors opening to the rear garden, plus a utility room, and a wc on the ground floor, with the first floor landing giving access to four bedrooms (one with an en-suite shower room), and the family bathroom.

Benefiting from gas central heating, double glazing, and a security alarm, the property has an enclosed garden to the rear, a further garden to the front, plus a driveway and single garage providing off road parking.

Situated in the popular south Nottinghamshire suburb of Wilford, the property is within easy reach of Nottingham City Centre, nearby villages, and the Queens Medical Centre. There are excellent commuting links, including main roads routes, and the tram link into the City. Local facilities include a supermarket, restaurants and pubs.

Viewing is recommended.

Guide Price £700,000





ACCOMMODATION

The composite entrance door opens into the entrance hallway. The entrance hallway has stairs rising to the first floor (with a window to the side on the half landing), laminate flooring, a radiator, spot lighting, and doors into the lounge, and the open plan breakfast kitchen/living area.

The lounge has a bay window to the front (with blinds to be included), a multi fuel burner, and spot lighting.

The open plan extended breakfast kitchen/living area has a range of wall, drawer and base units, a pull out larder cupboard, granite work surfaces, a one and a half bowl composite sink and drainer unit with a mixer tap over, and built in appliances including: a fridge, a freezer, a dishwasher, a NEFF microwave, and an oven. There is a centre island with storage beneath, granite work surface, and a built in NEFF electric hob, along with a bay window to the rear, and spot lighting. The kitchen area also has an under stairs storage cupboard (housing the Ideal central heating boiler), a door to the utility room, a door opening to the side, and is open plan to the living area, where there is a radiator, a ceiling light point, and bi-fold doors opening to the rear garden.

The utility room has space for both a washing machine and a dryer. There is a window to the side, shelving, and a door opening to the ground floor wc.

The ground floor wc has a wash hand basin (with a mixer tap over) and a wc set in a vanity unit. There is a radiator, and spot lighting.

On reaching the first floor, the landing has doors opening into all four bedrooms, and the family bathroom.

Bedroom one is a dual aspect room, laminate flooring, a radiator, spot lighting, and a door opening to the en-suite shower room. The en-suite shower room has a shower cubicle with a rainfall shower, a wash hand basin with a mixer tap over, and a wc. There is a window to the rear, and a heated towel rail.

Bedroom two has a window to the rear, a radiator, spot lighting, and a range of walled paneling.

Bedroom three has a bay window to the front, spot lighting, and a radiator.

Bedroom four has a window to the front, a radiator, a ceiling light point, and built in storage cupboards.

Completing the accommodation, the family bathroom has a shower cubicle with a rainfall shower, a wash hand basin set in a vanity unit and a WC. There is a window overlooking the rear garden, heated towel rail and spot lighting.

OUTSIDE

At the front of the property there is a lawned garden, with a pathway leading to the entrance door.

The driveway provides off road parking for up to two vehicles, and in turn leads to the GARAGE. Current used for storage, There is access to the rear garden, from both sides of the property.

The rear garden includes a decked seating area, and a lawned area. Fully enclosed, the garden an external tap, and external lighting.

Council Tax Band

Council Tax Band C. Nottingham City Council.

Amount Payable 2025/2026 £2,361.06.

Referral Arrangement Note

Thomas James Estate Agents always refer sellers (and will offer to refer buyers) to Premier Property Lawyers, Ives & Co, and Curtis & Parkinson for conveyancing services (as above). It is your decision as to whether or not you choose to deal with these conveyancers. Should you decide to use the conveyancers named above, you should know that Thomas James Estate Agents would receive a referral fee of between £120 and £240 including VAT from them, for recommending you to them.

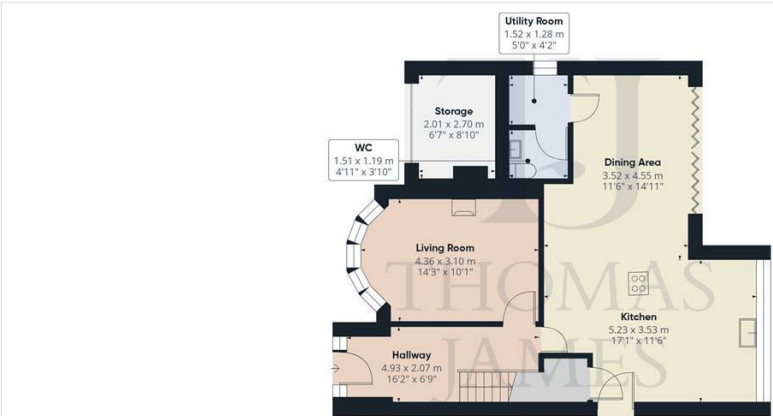
DISCLAIMER NOTES

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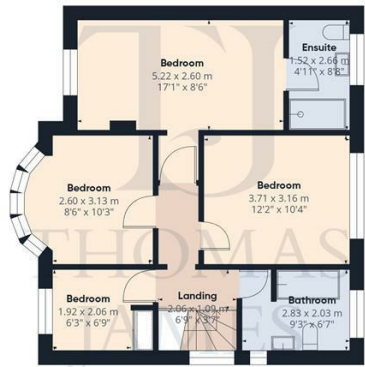
MONEY LAUNDERING

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



Floor 0



Floor 1

Approximate total area⁽¹⁾
120.8 m²
1297 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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