









## welcome to

# **Sunninghill Drive, Nottingham**

Welcome to this fantastic family home located close to a wealth of amenities and transport links. Boasting off street parking, a landscaped rear garden and 3 double bedrooms. VIEWINGS HIGHLY RECOMMENDED!













#### **Entrance Hall**

A welcoming entrance hall with a UPVC front door, a radiator. Leading to the staircase and the cloakroom.

#### Cloakroom

Off the entrance hall, fitted with a WC and a radiator.

### Lounge

19' 7" x 11' 1" ( 5.97m x 3.38m )

A bright and spacious front aspect room with a log burner, radiator, fitted carpet and a double glazed window to the front of the property.

## **Dining Area**

9' 1" x 8' 10" ( 2.77m x 2.69m )

Currently being used as play but it would make a great dining area as there are patio doors that lead out to the rear garden. Fitted with carpet and a radiator.

#### Kitchen

14' 3" max x 9' 3" max ( 4.34m max x 2.82m max ) A breakfast kitchen, fitted with match base and eye level units. Space for a dishwasher and a fridge/freezer. Fitted with a gas hob and electric oven. A storage cupboard under the stairs.

### Landing

Doors to all rooms and fitted with carpet.

### **Bedroom 1**

11' 2" x 10' 7" ( 3.40m x 3.23m )

A front aspect double bedroom with fitted carpets and built-in wardrobes.

### **Bedroom 2**

13' 8" x 10' 7" ( 4.17m x 3.23m )

A second double bedroom sitting at the rear of the property, fitted with carpet and a built-in cupboard.

### **Bedroom 3**

10' 8" x 8' 1" ( 3.25m x 2.46m )

A spacious third bedroom, overlooking the front of the property. Fitted with carpet and a radiator.

### **Family Bathroom**

The family bathroom comprises of a WC, a washbasin, a bath, a shower cubicle and a heated towel rail.

#### **Outside**

Externally there is a driveway for several vehicles. To the rear is a good sized garden with a patio area, raised flower beds and a laid lawn.





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## **Sunninghill Drive, Nottingham**

- 3 BEDROOM MID TERRACE HOME
- **IMMACULATE PRESENTATION**
- **ENCLOSED REAR GARDEN**
- OFF STREET PARKING
- SPACIOUS LIVING ACCOMMODATION

Tenure: Freehold EPC Rating: C

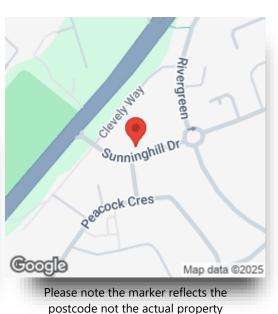
Council Tax Band: A

# £220,000









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