



Hardwick Church Street, Shelford Nottingham NG12 1EN

welcome to

Hardwick Church Street, Shelford Nottingham

William h brown are pleased to offer this spacious home, self-built by the current owner in the late 1960s, with the bonus of a separate detached 1 bedroom cottage, perfect for a relative or a BnB for those wishing to gain an income! MUST VIEW!



Entrance Hall

Door to front aspect, doors leading to:

Cloakroom

Window to side aspect, mid level WC, wash hand basin, partly tiled walls

Study / Bedroom Four

10' 8" x 8' (3.25m x 2.44m)

Window to front aspect, radiator

Living Room

20' x 13' (6.10m x 3.96m)

Window to front and side aspects, fireplace, radiator, television and telephone point, door to conservatory.

Kitchen Area

14' x 11' plus recess (4.27m x 3.35m plus recess)

A fitted kitchen with wall and base units with surfaces over, electric oven with gas hob, 2 bowl sink, window to rear aspect, radiator, opening to breakfast room and door to utility room

Breakfast Room Area

15' 3" Max x 10' 8" (4.65m Max x 3.25m)

Window to side aspect, radiator

Utility Room

8' 11" Max x 8' (2.72m Max x 2.44m)

Fitted with wall and base units with surfaces over, plumbing for washing machine and dishwasher, window and door to rear aspect.

Conservatory

16' 6" x 13' 9" Max (5.03m x 4.19m Max)

Brick and uPVC construction, radiator, doors to rear garden

Landing

Airing cupboard, doors to:

Bedroom One

15' plus recess x 11' (4.57m plus recess x 3.35m)

Window to rear aspect, radiator, leads to a dressing area with ample wardrobe space, finalising with an

open ensuite comprising a shower cubicle and wash hand basin

Bedroom Two

14' Max x 9' 3" (4.27m Max x 2.82m)

Window to rear aspect, radiator

Bedroom Three

10' 8" Max x 9' 6" Max (3.25m Max x 2.90m Max)

Window to front aspect, radiator

Bathroom

A four piece suite comprising a mid level WC, bidet, wash hand basin and bath with mixer taps, window to front aspect, radiator

Annex

Lounge

14' x 12' 6" (4.27m x 3.81m)

Window to front aspect, radiator

Kitchen

11' 9" x 6' 4" (3.58m x 1.93m)

Fitted with wall and base units with work surfaces above, window to rear aspect

Bedroom

14' x 12' 6" (4.27m x 3.81m)

Window to front aspect, radiator

Bathroom

Window to rear aspect, mid level WC, wash hand basin, bath with mixer taps

Garden/Snooker Room

24' 1" x 23' (7.34m x 7.01m)

Radiator, power and lighting, patio doors to rear garden

Double Garage

18' 6" x 18' (5.64m x 5.49m)

Up and over door, power and lighting



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welcome to

Hardwick Church Street, Shelford Nottingham

- 3/4 bedroom executive family home
- 3 reception rooms
- 1 bedroom annex and separate garden room
- double garage and large driveway
- stunning views onto fields

Tenure: Freehold EPC Rating: E

Council Tax Band: F

offers in the region of

£875,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
WBF103534 - 0005

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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