



HOPKINS & DAINTY

ESTATE AGENTS



Hill Road, Nottingham, NG11 0LD

£270,000

OPEN 7 DAYS A WEEK - HOPKINS & DAINTY of TICKNALL are pleased to offer this lovely three bedroom semi-detached home, with an EXTENDED REAR GARDEN. Set in the popular village of Gotham to the south of Nottingham. A pleasant rural semi rural village, convenient for access into Nottingham and the M1 at junction 24, near the airport.

The internal accommodation comprises: entrance hallway, 24' open lounge and dining room and a fitted kitchen. On the first floor there are two double bedrooms with fitted furniture; a single third bedroom/home office with a fitted desk/cupboards and the bathroom with a separate bath and shower. The property has gas central heating and double glazing along with a gated front driveway, garage and the large rear lawn and patio garden with storage sheds and an outside WC.

If you would like to see this home for yourself, feel free to let us know when you are available, by e-mail or phone. We are open 7 days a week.

Entrance Hall



Accessed via a double glazed entrance door with a storage cupboard, stairs rising to the first floor with a cupboard under, radiator and doors leading off.

Lounge/Diner 24'4" x 11'11">11'0" (7.43 x 3.65>3.36)



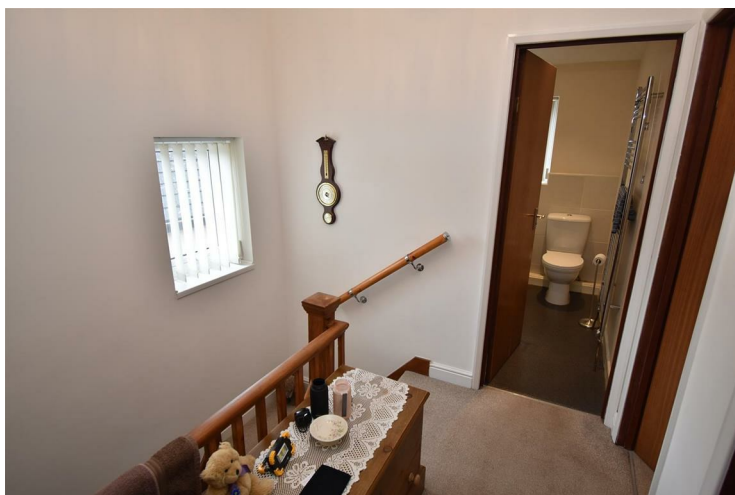
Spacious lounge/dining room with a double glazed front bay window, two radiators, a feature fireplace housing a coal effect gas fire and a double glazed rear window.

Kitchen 15'11" x 6'10">5'6" (4.86 x 2.10>1.69)



Fitted range of base and wall units with worktops and an inset sink and drainer with a mixer tap. There is a built in electric oven, hob and hood, along with space for a further appliance. Radiator, double glazed windows and door opening onto the garden.

First Floor Landing



Double glazed side window, access to the loft space via a pull down ladder and doors leading off.

Bedroom 1 13'0" x 10'8" max. (3.98 x 3.26 max.)



Front double bedroom with a range of fitted wardrobes, bedside cupboards, a radiator and double glazed window.

Bedroom 2 11'0" x 10'7" max. (3.37 x 3.25 max.)



Rear double bedroom with fitted wardrobes and cupboards over. Bedside cabinets, a radiator and a double glazed rear window.

Bedroom 3 9'2" x 7'5" (2.81 x 2.27)



Third bedroom or home office as currently used. With a

radiator, double glazed front window, fitted desk and storage cupboards which will be staying in the property.

Bath/Shower Room 7'5" x 7'1" (2.27 x 2.18)



Four piece suite comprising bath, separate shower, wash hand basin and WC. With tiled splashbacks, a heated towel rail, ceiling spotlights, an extractor vent and a double glazed rear window.

Front/Driveway



At the front of the property there is a gated driveway and block paved hardstanding. Access to the entrance door with a storm canopy over and access to the garage.

Garage 18'1" x 8'2" max. (5.53 x 2.50 max.)

With an an electric up and over door, electric light and power connected, rear door and window.

Rear Garden



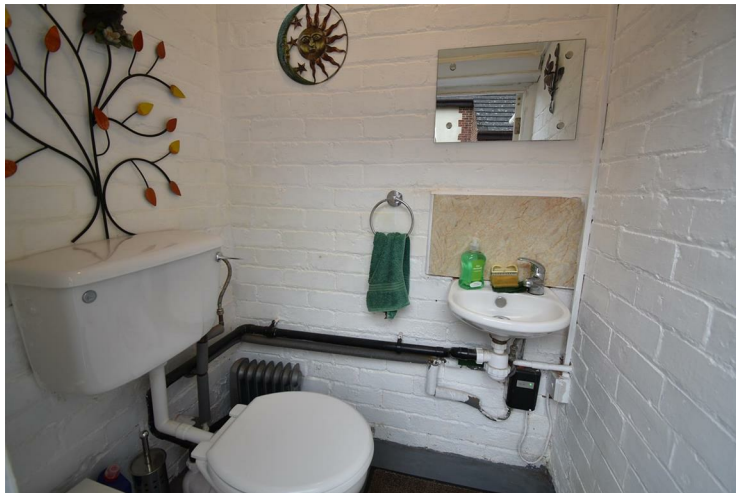
To the rear of property there is a patio seating area with access to the outbuildings and garden. Two storage sheds with light and power connected (one of which houses the wall mounted gas boiler) and an outside WC.

The large rear garden extends behind the neighbouring property to the right and comprises a low maintenance gravel area with planted shrubs; a range of greenhouses, a vegetable garden and lawn area with an ornamental pond and a fence and hedge boundary.

Concrete Shed 15'5" c 7'6" max. (4.70 c 2.30 max.)

With electric light and power connected, double glazed windows and French doors.

Outside WC



With a two piece suite, electric light and power.

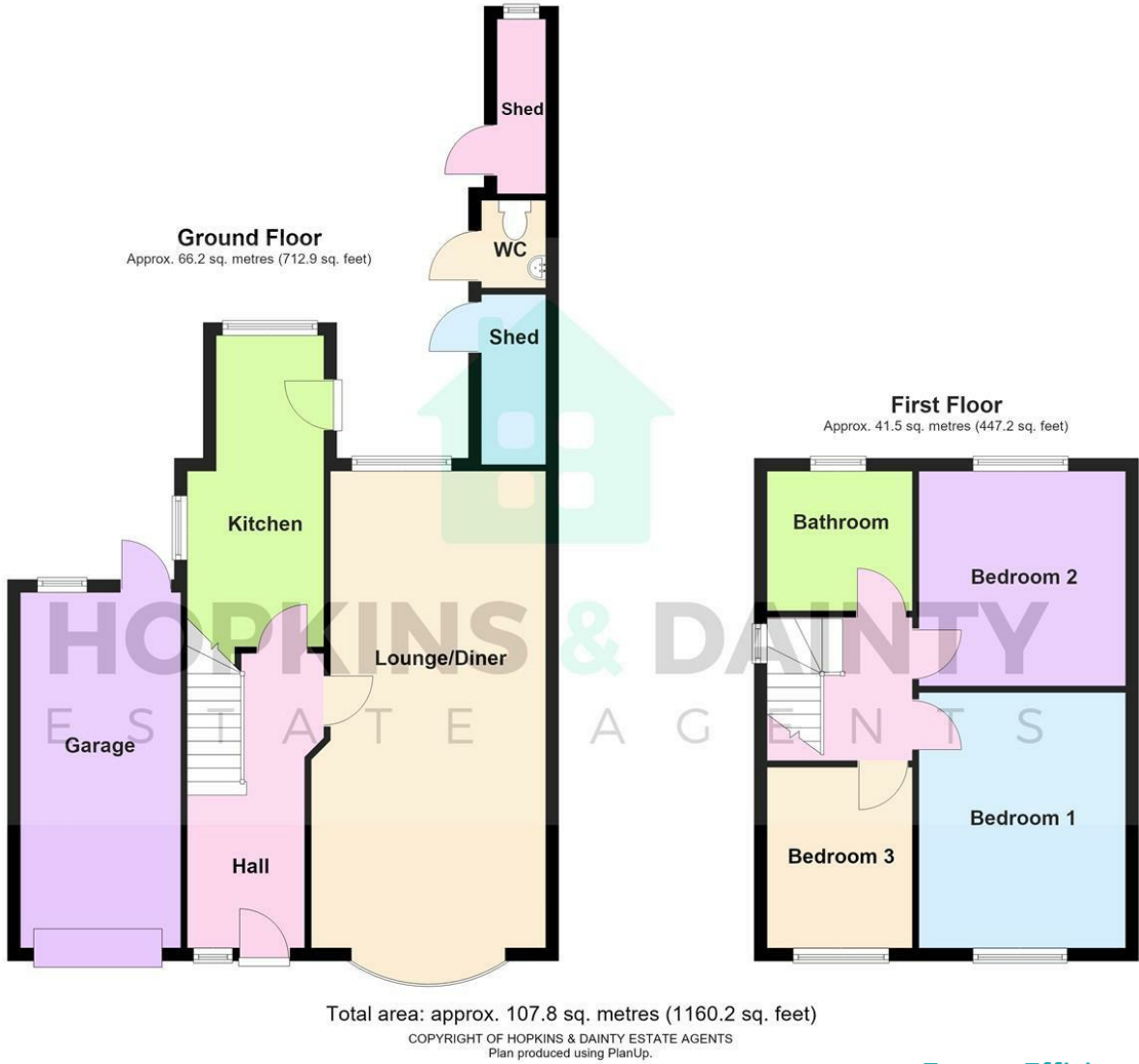
Draft Sales Details

These sales details have been submitted to our clients and are awaiting approval by them - they are distributed on this basis and are subject to change.

Important Information

These sales details are produced in good faith with the approval of the vendors and are given as a guide only. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. Please note that we have not tested any of the appliances or systems at this property and cannot verify them to be in working order. Unless otherwise stated fitted items are excluded from the sale, such as carpets, curtains, light fittings and sheds. These sales details, the descriptions and the measurements therein do not form part of any contract and whilst every effort is made to ensure accuracy this cannot be guaranteed. Nothing in these details shall be deemed to be a statement that the property is in good structural condition or otherwise. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only. Photographs are taken with a wide angle digital camera. Nothing herein contained shall be a warranty or condition and neither the vendor or ourselves will be liable to the purchaser in respect of any mis-statement or misrepresentation made at or before the date hereof by the vendor, agents or otherwise. Any floor plan included is intended as a guide layout only. Dimensions are approximate. Do Not Scale.

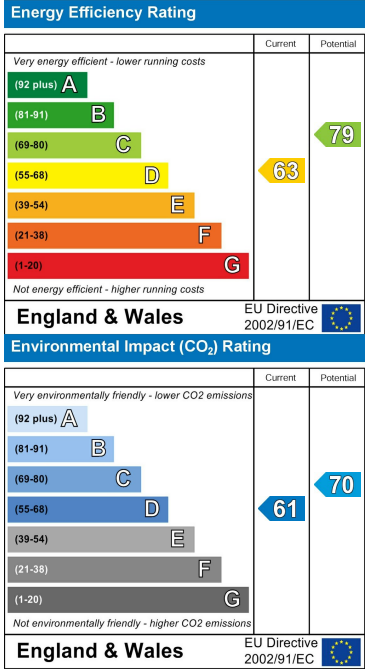
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.