



Three Bedroom Semi-Detached House located in Nottingham.

Offers Over
£300,000

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MERRITT ESTATES
SALES, LETTINGS & PROPERTY MANAGEMENT

17 Burnwood Drive Nottingham NG8 2DJ

Merritt Estates are delighted to present to the market this attractive three-bedroom semi-detached home, ideally positioned within a quiet and highly sought-after cul-de-sac in the desirable area of Wollaton. Thoughtfully extended, the property offers well-proportioned and versatile accommodation, making it an excellent choice for families and professionals alike.

Conveniently located for a range of local amenities, the home further benefits from gas central heating and double glazing throughout, ensuring comfort and efficiency.

The ground floor briefly comprises a welcoming entrance hall, a bright dual-aspect lounge, and a separate dining reception room which flows seamlessly into the kitchen, enjoying pleasant views over the south-west facing rear garden.

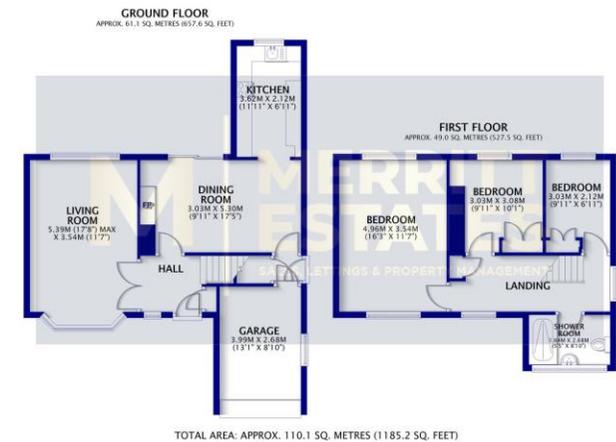
To the first floor, the property offers three well-sized bedrooms alongside a modern shower room with W.C., providing practical and comfortable living space. Externally, the home features a driveway offering off-road parking for multiple vehicles, in addition to a part-integral single garage. To the rear, there is a private, enclosed garden—ideal for outdoor entertaining or relaxing in a peaceful setting.

These sales particulars have been prepared by Merritt Estates and produced in good faith on the instruction of the vendor. All measurements should be regarded as approximate.

It is a mandatory requirement for a Sales Agent to be part of a redress scheme. Merritt Estates have membership with The Property Ombudsman (a government approved redress scheme).

Purchaser information - Under the Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017 and the Proceeds of Crime Act 2002, Merritt Estates will require any successful purchasers to provide two forms of identification before the instruction of solicitors in the purchase of a property.

FLOORPLAN



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

CONTACT

**Q106 The Quadrant, Nuart Road, Beeston,
Nottingham, Nottinghamshire, NG9 2NH**

E info@merrittestates.com

T 01156463924

www.merrittestates.com



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1



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B



D



1185.2
sq. ft