



62 Cantrell Road, Nottingham, NG6 9HR

Offers Over £300,000

- Substantial Five Bedroom Semi Detached House
- Well proportioned accommodation throughout
- Driveway and garage
- Lounge, Dining Room and Breakfast Kitchen
- Superb, Flexible Family Home
- Extended to the side and rear
- Modern bathroom with bath and shower cubicle
- Spacious Rear garden
- Downstairs Shower Room

62 Cantrell Road, Nottingham NG6 9HR

Substantial Extended Five Bedroom Semi Detached House. Well presented throughout. Accommodation comprises, Lounge, Dining Room. Breakfast Kitchen, Downstairs Shower Room, Garage,



Council Tax Band: B



Entrance Hall

Lounge

Wood effect flooring and panelling. Bay window to the front elevation.

Dining Room

Grey wood effect flooring. Bi-fold doors to the rear elevation.

Inner Hallway

Built in understairs cupboard. Door to the Breakfast Kitchen.

Breakfast Kitchen

Tiled flooring. A range of base and wall units with space for washer, dryer and dishwasher. Wood surfaces with inset gas hob and stainless steel sink unit. Island Unit. Recessed spotlights to the ceiling. Window and door to the rear. Door to the garage.

Shower Room

Walk in shower cubicle with electric shower. Low level flush toilet with integral sink. Window to the rear.

First Floor Landing

Doors to all bedrooms and the bathroom.

Master Bedroom

Window to the front. Built in wardrobes.

Bedroom

Bedroom

Window to the front elevation. Wood effect flooring.

Bedroom

Window to the rear.

Bedroom

Window to the front elevation.

Bathroom

Tiled floors and walls. Freestanding bath with mixer shower over. Low level flush toilet with hidden cistern. Vanity unit with surface mounted bowl. Shower cubicle with raindrop head shower.

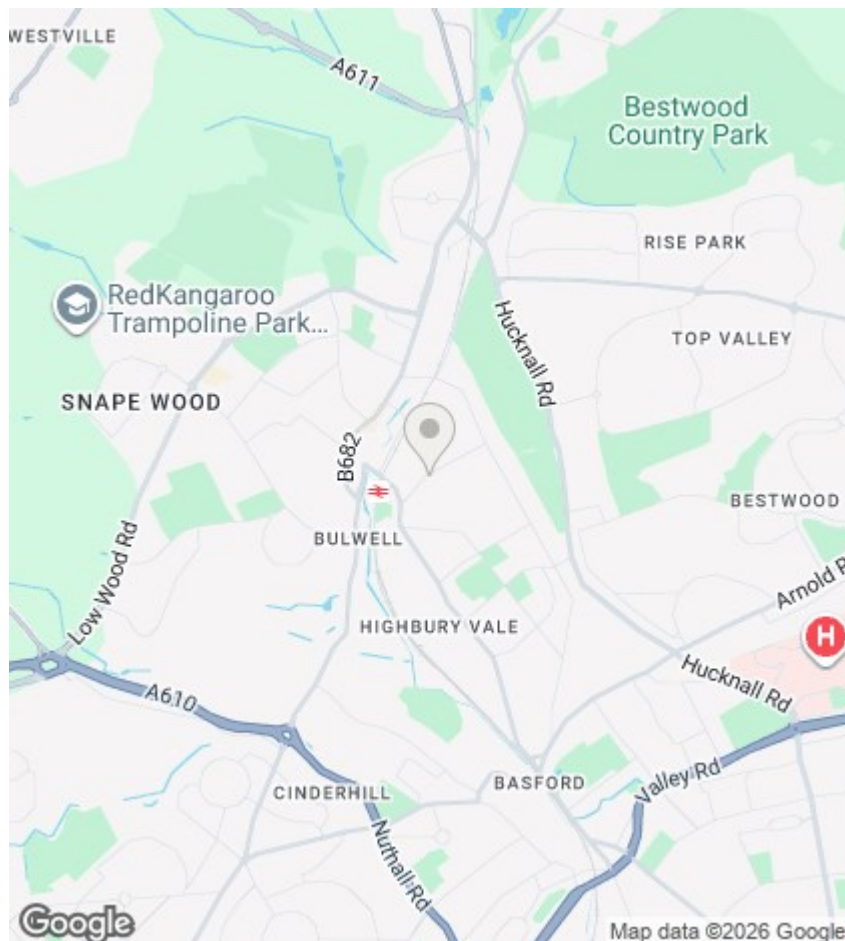
Garage

Exterior

Paved patio area with lawned garden area. Gated to the side providing vehicle access.







Viewings

Viewings by arrangement only. Call 01159625003 to make an appointment.

EPC Rating:

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

Approximate Gross Internal Area
House - 1542 Sq.ft / 143.26 sq.m
Garage - 229 Sq.ft / 21.32 sq.m
Total - 1771 Sq.ft / 164.58 sq.m

