

Blackthorn Drive, Nottingham, NG6 8PZ

Guide Price £190,000-£200,000 Freehold

MARTIN&CO

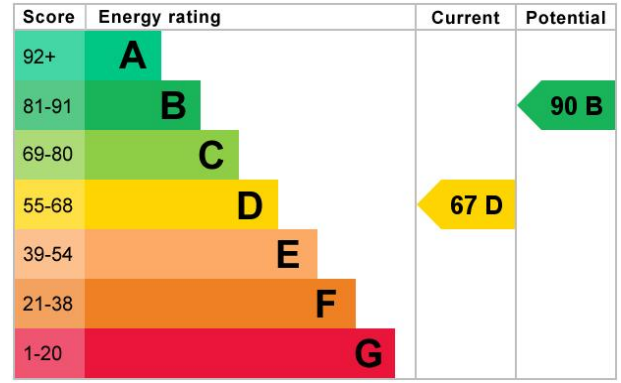
Blackthorn Drive, Nottingham

2 Bedrooms, 1 Bathroom

Guide Price £190,000-£200,000

- Two Bedroom Semi-Detached House
- Large, Corner Plot
- Modern & Contemporary Interior
- Quiet Cul-De-Sac Setting
- Close To NET Tram Network
- Ample Off Road Parking
- Viewing Recommended

GUIDE PRICE £190,000-£200,000. Standing on this generously sized corner plot and quietly nestled in a cul-de-sac setting this two bedroom semi-detached house offers a neutral and contemporary finish throughout and makes for an ideal first time purchase or buy to let opportunity. The accommodation comprises of an entrance hall leading through a spacious living room, modern fitted kitchen/diner with sliding patio doors to the rear garden, two well









proportioned bedrooms and a modern fitted bathroom. Externally, the property offers an extensive rear garden with a large patio, front garden and a driveway providing ample off road parking. Early viewing is strongly recommended.

HALLWAY 4' 3" x 3' 3" (1.3m x 0.99m) Accessed via an external door with wooden flooring and ceiling light.

LIVING ROOM 13' 10" x 13' 3" (4.22m x 4.04m) With wooden flooring, double glazed window to the front elevation, wall mounted radiator, stairs rising to the first floor and fitted ceiling spotlights.

KITCHEN/DINER 12' 7" x 9' 3" (3.84m x 2.82m) Comprising of a range of high and low level fitted units with a rolled edge worktop over incorporating a stainless steel sink, splash back tiling, integrated electric oven, inset gas hob with extractor hood over, washing machine and dishwasher plumbing, wood effect laminate flooring, double glazed window to the rear elevation, sliding patio doors to the rear garden and fitted ceiling spotlights.

LANDING With fitted carpet, loft hatch and fitted ceiling spotlights.

MASTER BEDROOM 9' 11" x 9' 2" (3.02m x 2.79m) With wood effect laminate flooring, double glazed window to the front elevation, wall mounted radiator, fitted wardrobes and fitted ceiling spotlights.

BEDROOM TWO 12' 7" x 6' 8" (3.84m x 2.03m) With fitted carpet, double glazed window to the rear elevation, wall mounted radiator and fitted ceiling spotlights

BATHROOM Comprising of a panelled bath with chrome mixer taps and shower attachment over, low flush w.c., vanity wash hand basin, wood effect vinyl flooring, wall mounted radiator, wall tiling, opaque window to the side elevation and fitted ceilings spotlights.

EXTERNAL The property stands on a generously sized corner plot - around 0.07 acres - affording extensive gardens and the potential to extend (STPP). The enclosed rear garden is mainly laid to lawn with a large paved patio area with gazebo over, a range of mature shrubs and tress, fenced boundary and secure gate access. To the front is a laid to lawn garden, a range of mature shrubs and trees and a block paved driveway providing ample off road parking.

LOCATION Ideally situated in the popular residential area of Cinderhill the property enjoys a convenient location offering excellent access to a range of local amenities and transport links. The property is perfectly positioned for everyday convenience, with a variety of local shops, supermarkets and essential amenities close by, making it an ideal location for a range of buyers.

For commuters, the property benefits from excellent public transport connections, with the nearest NET tram stop less than half a mile away. The property also





affords convenient access to the A610 and the M1 at Junction 26.





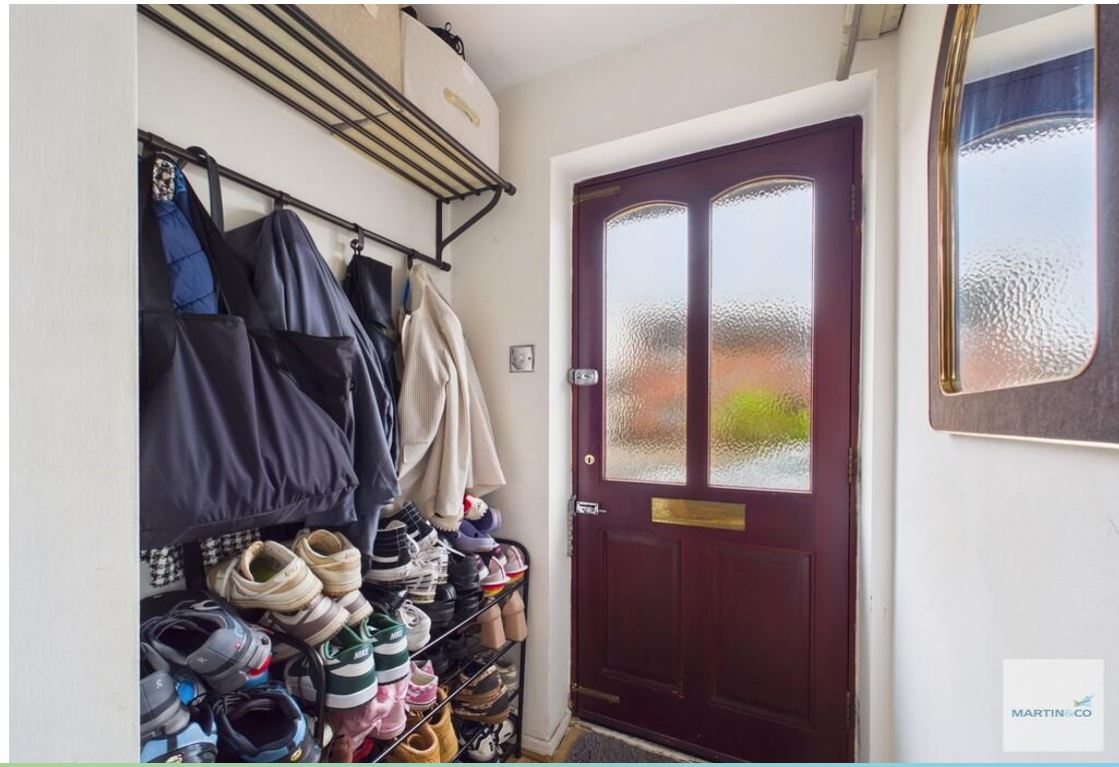














Martin & Co Hucknall
36a High Street ● Hucknall ● Nottingham ● NG15 7HG
T: 0115 871 5461 ● E: hucknall@martinco.com

0115 871 5461
http://www.martinco.com

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