



Treearth Square  
Nottingham





## Property Description

The ground floor comprises an entrance hallway leading into a bright and spacious lounge diner, perfect for both relaxing and entertaining. The fitted kitchen offers ample storage and worktop space and is complemented by a separate utility room for added convenience.

To the first floor are three well-proportioned bedrooms, all served by a family bathroom.

Externally, the property enjoys an enclosed rear garden, providing a pleasant outdoor space for everyday use.

An excellent opportunity with practical living space throughout — early viewing is advised.

## Entrance Hallway

Accessed via UPVC front door leading into the hallway with vinyl flooring, storage cupboard and stairs rising to the first floor

## Lounge/ Diner

Having wood effect flooring, electric fireplace, French doors to the rear elevation and window to the front elevation.

## Kitchen

Having wall and base units with work surfaces over, inset stainless steel sink and a half with drainer, spot lights, UPVC door to the rear elevation, a radiator, electric double oven, induction hob with extractor over,.

## Utility Room

Having space for a fridge freezer, space and plumbing for washing machine, space and plumbing for tumble dryer and cupboard housing the meters.

## First Floor Landing

Having loft access which is part boarded and cupboard housing the boiler.

## Bedroom One

Having window to the front elevation, a radiator and over stairs storage.

## Bedroom Two

Having window to the rear elevation and a radiator.

## Bedroom Three

Having window to the front elevation and a radiator

## Bathroom

Having low level W.C, vanity wash hand basin, P-shaped panelled bath with electric shower over, chrome heated towel rail, tiled flooring, tiled walls, two obscured windows to the rear elevation and privacy lights.

## Outside

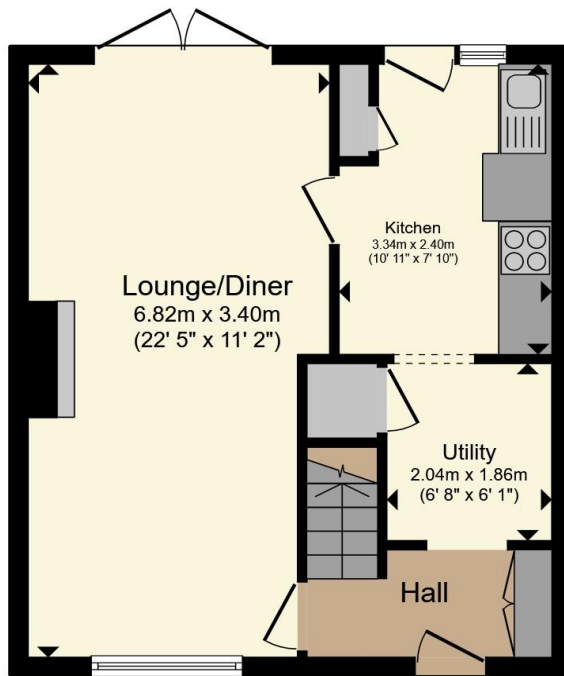
To the front of the property is a driveway providing off road parking.

To the rear the garden is fully enclosed with a patio seating area, laid lawn, outside tap and side access.

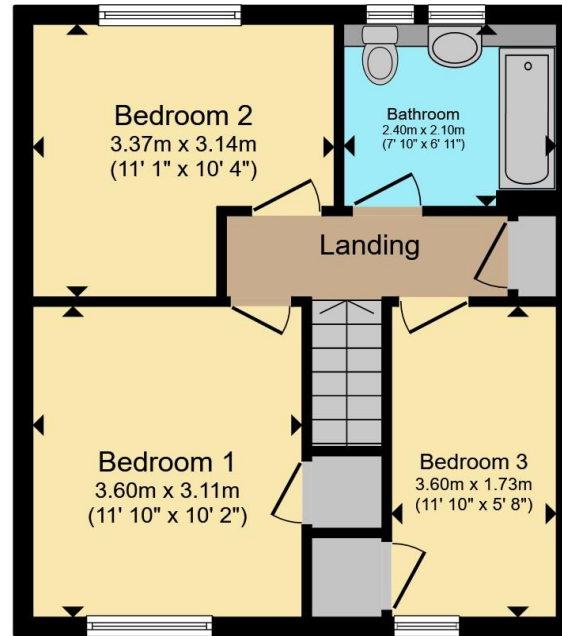








**Ground Floor**



**First Floor**

Total floor area 80.5 m<sup>2</sup> (866 sq.ft.) approx

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Property Ref: HUK104827 - 0001