



- Sought After Timberlands Location
- Semi Detached House
- 3 Bedrooms
- 14ft7 Kitchen/Diner

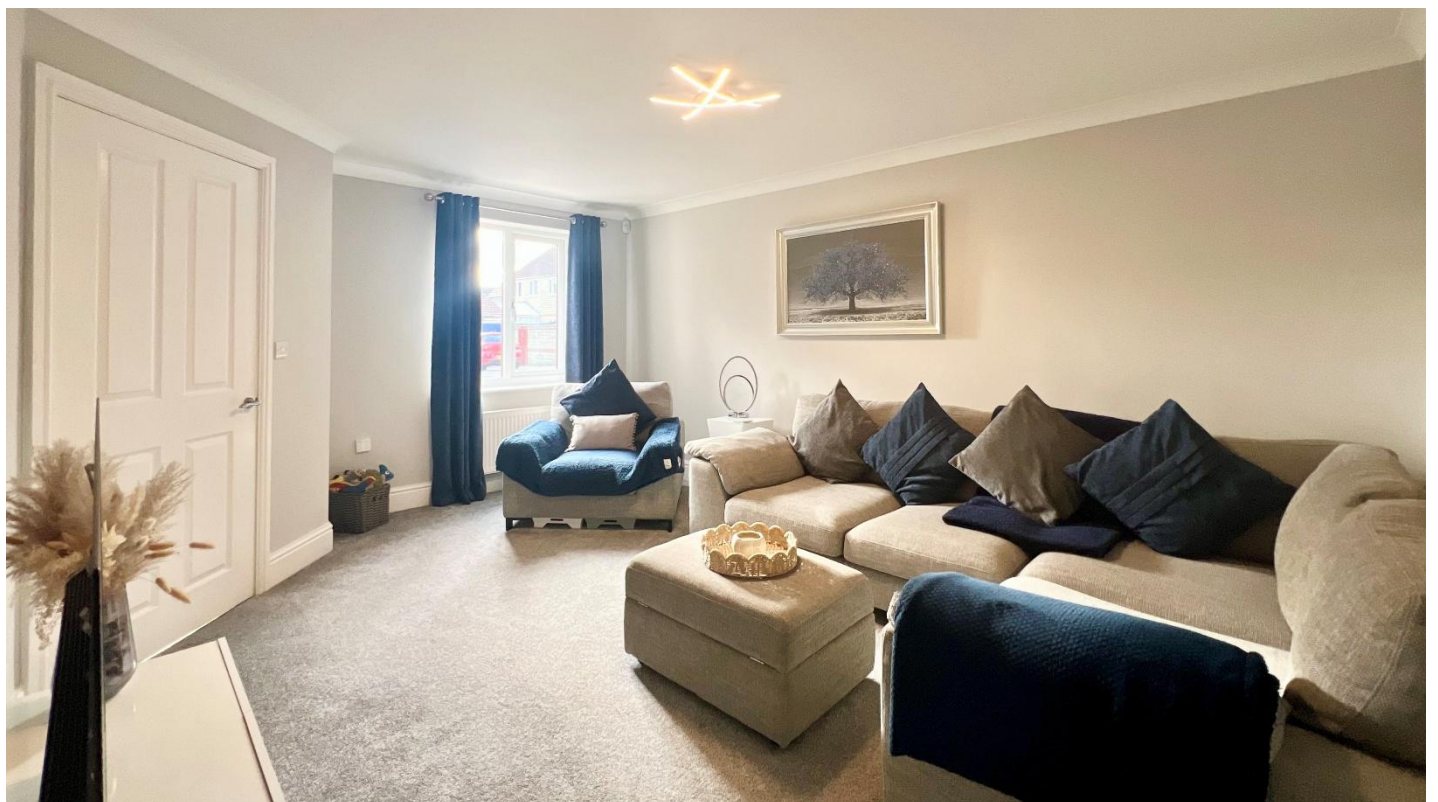
- Downstairs WC
- Off Street Parking
- Low Maintenance Rear Garden
- Well Presented Throughout

Nutwell Court, DN16 3GL,
£167,500





Starkey&Brown are delighted to offer for sale this beautifully presented semi detached house on Nutwell Court, ideally located in the sought after Timberlands area. The accommodation briefly comprises of 3 bedrooms and a bathroom to the first floor, whilst downstairs boasts an entrance hall with downstairs WC, lounge and spacious kitchen/diner overlooking the rear garden. Outside the property has off street parking for two vehicles, there's also an enclosed garden to the rear which offers an excellent degree of privacy and ease of maintenance. A deceptively spacious home ideal to move straight into with a fantastic range of amenities and highly regarded schools nearby, call today to view! Freehold. Council tax band: B



Entrance Hall

Having door to the front aspect and stairs rising to the first floor.

Downstairs WC

3' 0" x 4' 5" (0.91m x 1.35m)

Having uPVC double glazed window to the front aspect, WC, wash hand basin set in vanity unit and radiator.

Lounge

11' 7" x 15' 5" (3.53m x 4.70m)

Having uPVC double glazed window to the front aspect, coved ceiling and radiator.

Kitchen/Diner

14' 7" x 9' 10" (4.44m x 2.99m)

Having uPVC double glazed window and French doors to the rear aspect, radiator, coved ceiling, under stairs storage cupboard, a range of wall and base units with work surfaces over, inset sink and drainer unit, built in oven, hob and extractor, built in fridge freezer and space/plumbing for white goods.

First Floor Landing

Having loft access and radiator.

Bedroom 1

14' 7" x 9' 6" (4.44m x 2.89m)

Having two uPVC double glazed windows to the front aspect, radiator, coved ceiling and fitted wardrobes.

Bedroom 2

8' 4" x 11' 1" (2.54m x 3.38m)

Having uPVC double glazed window to the rear aspect, radiator and coved ceiling.

Bedroom 3

6' 2" x 7' 4" (1.88m x 2.23m)

Having uPVC double glazed window to the rear aspect, radiator and coved ceiling.

Bathroom

8' 4" x 4' 7" (2.54m x 1.40m)

Having uPVC double glazed window to the side aspect, panelled bath with shower over, wash hand basin set in vanity unit, WC, coved ceiling and radiator.

Outside Front

Having off street parking for two cars, lawned front garden and gate to the rear garden.

Outside Rear

The enclosed rear garden offers a good degree of privacy and is designed with low maintenance in mind. Having a pebbled garden with patio area and fenced surround.

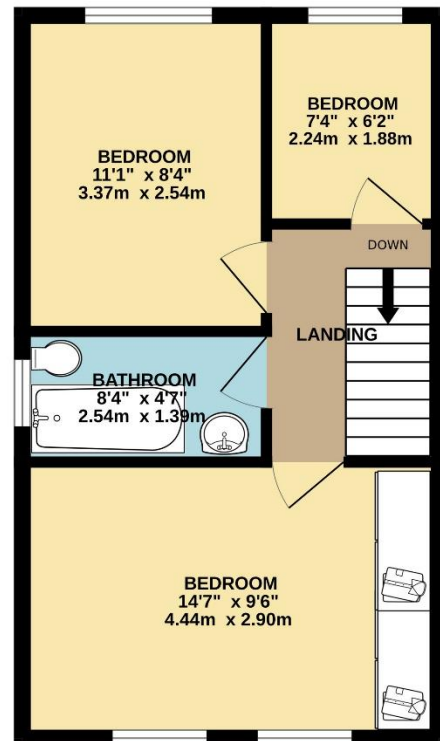
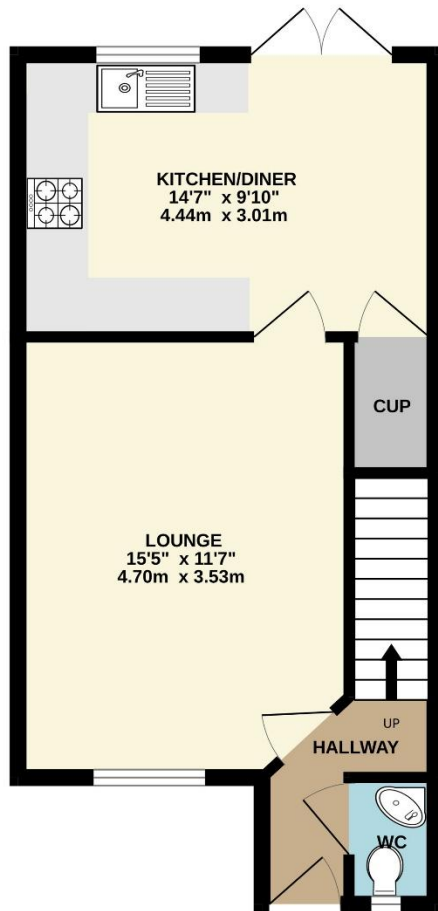




GROUND FLOOR



1ST FLOOR



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Important Information:

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

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