



**Guide price £260,000**

**House - Semi-Detached**

**Bedrooms: 4**

**Bathrooms: 2**

**Tenure: Freehold**

**GUIDE PRICE £260,000 - £280,000.** Walton and Allen are delighted to present this **MODERN SEMI-DETACHED FAMILY HOME** on this popular development with **EXCELLENT** access to **LOCAL SCHOOLS** and to **ARNOLD TOWN CENTRE** with its range of shops and facilities.

The Property is currently Let and would be a superb buy to let investment. The accommodation briefly comprises **ENTRANCE HALL, KITCHEN/DINER, LOUNGE, CLOAKROOM/W.C. THREE BEDROOMS** and a **BATHROOM** to the **FIRST FLOOR**, **MASTER BEDROOM** and **EN SUITE FOUR PIECE BATHROOM ROOM**, to the **TOP FLOOR**. Benefitting from lawned gardens to front and side with an an **ENCLOSED REAR GARDEN, DRIVEWAY** and **GARAGE** to the **REAR**. The property is situated with **EXCELLENT ACCESS** to open fields and is in the catchment for **RICHARD BONINGTON PRIMARY SCHOOL** and the **REDHILL ACADEMY**. call now to view!

#### Hall

Entrance door to front, tiled flooring, under stair store, radiator.

#### W.C.

Wash basin, W.C. Radiator, double glazed window to front.

#### Kitchen

13'8" x 9'0"

Fitted with a matching range of wall and base units with work surfaces over, integrated appliances include fridge/freezer, hob, and oven with extractor fan over, dishwasher and washing machine. Tiled flooring, radiator, double glazed windows too both the front and side.

#### Lounge

11'3" x 16'1"

Double glazed French doors to the Rear Garden, double glazed window to side, built in storage cupboard, radiator.

#### Landing

Stairs to Top Floor.

#### Bedroom 2

12'4" x 9'0"

Dual aspect with double glazed windows to front and side, fitted wardrobes, radiator.

#### Bedroom 3

12'7" x 9'0"

Double glazed window to side, radiator.

#### Bedroom 4

8'11" x 6'8"

Double glazed window to rear, radiator.

#### Bathroom

Fitted with a three piece suite comprising; Bath with shower over, pedestal wash basin and W.C. Tiled splash backs, extractor fan, radiator, double glazed window to front.

#### Master Bedroom

11'11" x 16'1"

Occupying the whole of the top floor, this Master Suite has Bedroom area, Dressing Room area and En Suite. Bedroom is dual aspect with double glazed windows to the side and rear. The Dressing Area has a matching range of fitted wardrobes with double glazed window to side.

#### En-suite Bathroom

Fitted with a four piece suite comprising; bath, wash basin shower cubicle and W.C. Part tiled walls, Airing cupboard, radiator, double glazed window to front.

#### Outside

There is an open plan lawned garden to the front and side, with an enclosed garden to the rear with decked patio, and fence and wall boundaries.

#### Driveway and Garage

Situated to the rear of the property is a driveway to a brick single garage set to the rear.

#### Viewing 24 hrs Notice

To arrange a viewing on this property please contact our Sales Team at Walton & Allen on Nottingham (0115) 9243304. Please note 24hrs notice is usually required on this property.

#### Property to sell?

If you are selling a property, or even considering selling, Walton & Allen estate agents would be delighted to visit your property to offer a FREE PROPERTY VALUATION. We are a family run, fully independent estate agent. CALL US TODAY on 0115 9243304.

#### Free Mortgage Advice

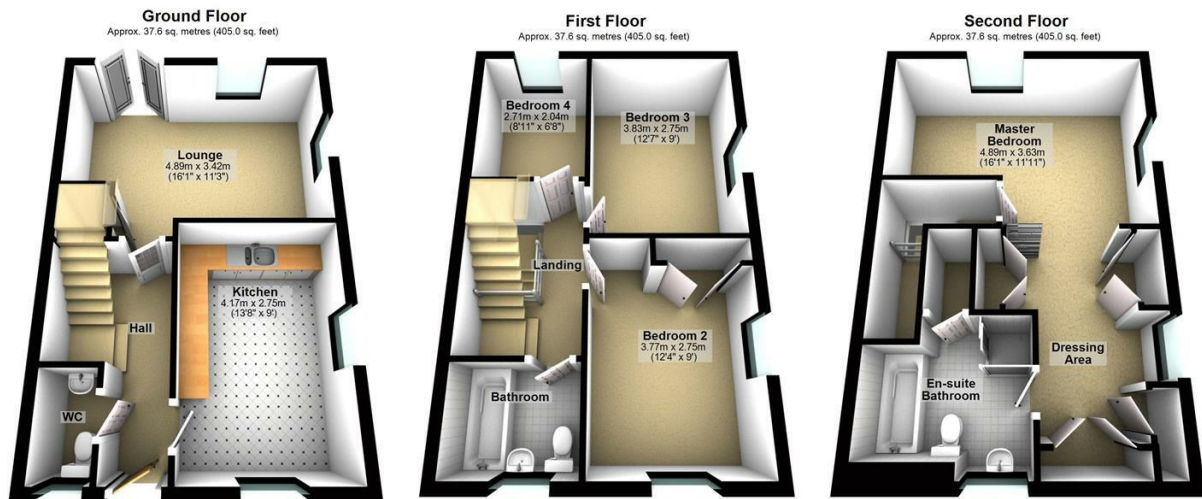
Walton & Allen offer free initial mortgage advice. We help you compare the whole of the mortgage market to find one of the best deals for you. Find out how much you could borrow and how much money you could potentially save. Call 0115 9243304 or respond to this advert.

\*A mortgage is a loan secured against your home. Your home may be repossessed if you do not keep up repayments on your mortgage or any other debt secured on it. Think carefully before securing other debts against your home. \*

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Total area: approx. 112.9 sq. metres (1215.0 sq. feet)


# Can you **save money** on your **mortgage**?

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<http://bit.ly/waltonallenmortgages>

A mortgage is a loan secured against your home. Your home may be repossessed if you do not keep up repayments on your mortgage. Think carefully before securing other debts against your home.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>81</b>	<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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<i>Not environmentally friendly - higher CO2 emissions</i>		
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Formed in 2000, WALTON & ALLEN has fast become one of the most reputable agencies in Nottingham. Our team combine a fresh approach to property matters with traditional professionalism and efficiency.

As specialists we are fully focused on the priorities and needs of all of our Clients, so whether you are becoming a landlord for the first time or have multiple properties, our lettings team have the knowledge and experience to guide you through the full letting process with ease.

Our sales team offers, as standard, a comprehensive marketing profile for your property. We use all of the usual portals but additionally include 360 degree virtual tours, 3D floorplans and most importantly have vast local knowledge of the property market and current trends.

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We keep and improve the entire Walton and Allen portfolio in great order through our in house Maintenance team.

We have a proven track record in this property market succeeding in areas where others fail. We are committed to providing an excellent client experience.

**0115 924 3304**  
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**www.waltonandallen.co.uk**