

Charlecote Drive, Nottingham, Nottinghamshire NG8 2SB



Offers Over £400,000 Freehold



VIRTUAL TOUR AVAILABLE - READY TO MOVE INTO - Belvoir are pleased to offer for sale this refurbished and refitted **DETACHED FAMILY** home. It is perfectly located within a short distance of **FERNWOOD** , **BRAMCOTE LANE SHOPS** and **WOLLATON'S DEER PARK**. Internal inspection is highly recommended due to the **EXTENSIVE** works completed which include; a 'L' shaped **OPEN PLAN DINING KITCHEN** with new **BESPOKE** Fitted Kitchen and Bi-fold doors, **LUXURY** family bathroom, New Carpets, Utility with cloakroom, enclosed rear gardens and **NEUTRAL DECORATION**.

Entrance Porch

Entrance Hall

A spacious Hallway with useful storage cupboard, wooden flooring, stairs to the first floor and access to the Living Room and Family Kitchen

Living Room

15'4 x 11'11

A relaxing generous space with fireplace recess, large double glazed south facing window and new carpets

Open Plan Breakfasting Kitchen

11'11 x 20'4

The core space of the property which doesn't disappoint with a New Fitted kitchen including a High Gloss contemporary light Grey units finished with Wooden Surfaces, one and half sink and drainer with mixer tap, Space for a range cooker, Wall mounted spot lights, understairs storage cupboard, opening to the Dining Area, door to the Study/Playroom and double glazed window over looking to the rear gardens

Dining Area

12'1 x 10'5

A Perfect continuation of the Kitchen space with Bi folding doors to the rear gardens, french door and double glazed window to the patio finished with wooden flooring, wall mounted spot lights and views to the gardens

Study/Playroom

12'11 x 7'8

A bright and energetic room with large double glazed window to the rear gardens, access to the kitchen and utility room and wooden flooring

Utility Room

11'4 x 7'10

With sink and base unit, space for appliances, door and window to the side aspect, door to the side aspect and access to the cloakroom.

Cloakroom

With wash hand basin with vanity storage cupboard, low level wc.

Landing

With access to the bedrooms and bathroom, large double glazed window to the side aspect

Bed 1

12'0 x 11'11

A relaxing and spacious room with double glazed window and new carpets

Bed 2

12'0 x 11'11

An equally good sized bedroom over looking the rear gardens with brand new carpets

Bed 3

8'1 x 7'11

A good sized single room with a bright south facing aspect and new carpets

Family Bathroom

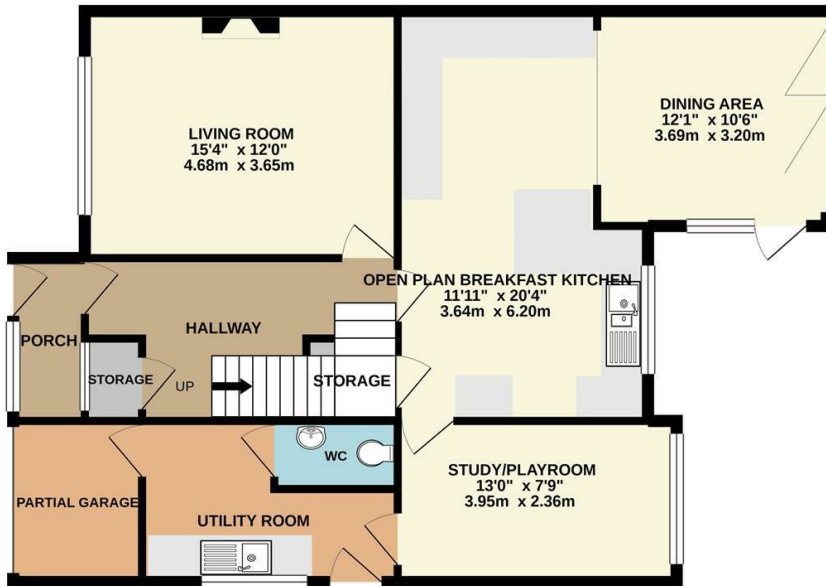
With a well thought out refitted suite included separate double shower cubicle and built in shower, bath, wash hand basin and wc finished with ceramic grey tiles

External

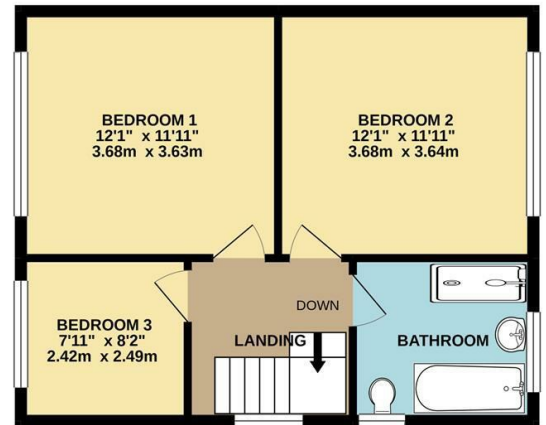
The property begins with an ample off road parking surrounded by planted boarder, gated access down the side of the property to the rear. The rear gardens begin with a new patio area and open a good sized lawned garden surrounded by well planted established boarders. In addition there is a partial integral garage with roller door and access to the utility.



GROUND FLOOR
903 sq.ft. (83.9 sq.m.) approx.



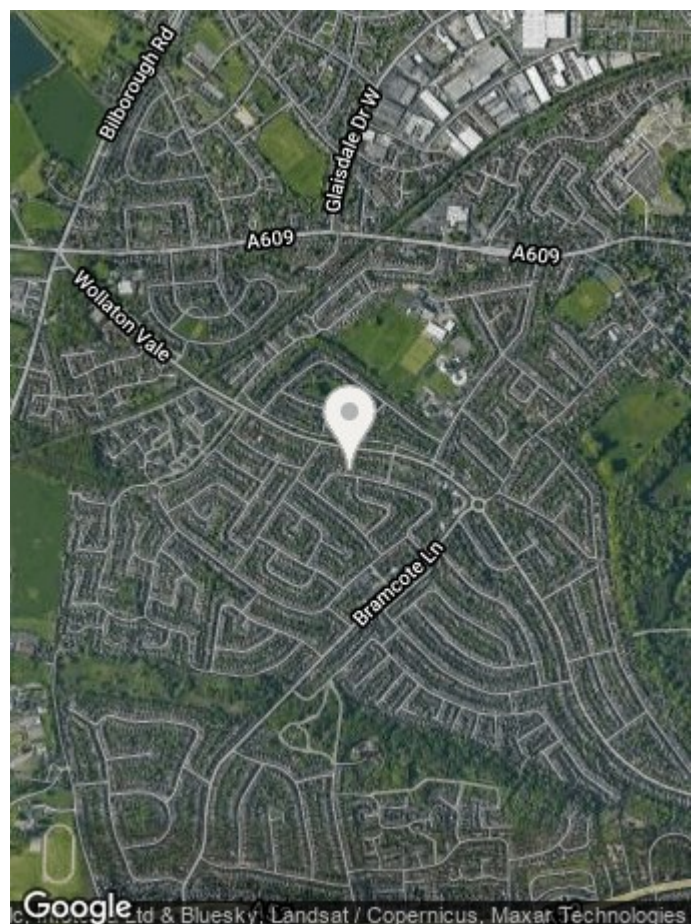
1ST FLOOR
491 sq.ft. (45.6 sq.m.) approx.



TOTAL FLOOR AREA : 1394 sq.ft. (129.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		