



hall & benson
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FOR SALE



Woodfield Road
Pinxton Nottingham



Property Description

Being sold with tenant in situ.

Situated in a village location this spacious semi-detached home offers ideal family accommodation. The entrance hall has stairs off to first floor and provides access to the ground floor rooms. The kitchen has a range of wall and base units with integrated oven and hob and access to the utility/pantry. The lounge through dining room has a feature Adam style fire surround with marble style hearth and backdrop. To the first floor are three double bedrooms and bathroom with three piece suite. Externally the gardens to the property are larger than average in size being laid to lawn with patio area. A driveway provides vehicle standing space for a number of cars. The property has double glazed windows and a gas heating system.

Ground Floor

Entrance Hall

Having stairs off to first floor, radiator and entrance door to the front.

Kitchen

Fitted with a range of base units with complementary work surfaces over incorporating a single drainer stainless steel sink unit with mixer tap. Integrated four ring gas hob and electric oven, plumbing for the automatic washing machine and standing space for the fridge freezer. Three double

glazed windows overlook the front elevation. Walk in pantry which has access to the side elevation and the ground floor W/C.

Wc

With low flush W/C and tiled splashbacks.

Lounge Through Diner

The focal point of this room is the feature Adam style fire surround with complementary backdrop, ceiling coving and double glazed patio door to the rear. Open plan to the dining area which has double glazed window to the rear and radiator.

First Floor

Landing

Double glazed window to the front and access to all rooms.

Bedroom One

Double glazed window to the front and radiator.

Bedroom Two

Double glazed window to the rear and radiator.

Bedroom Three

Double glazed window to the front and radiator.

Bathroom

Three piece suite comprising of panel bath, pedestal wash hand basin and low flush W/C. Tiled splashbacks and double glazed window to the side.

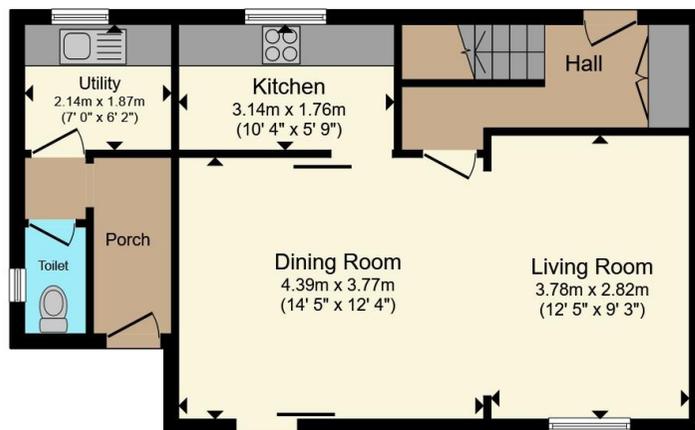
Outside

The front of the property is laid to lawn with walled frontage and side driveway providing vehicle standing space. The enclosed rear garden has fence and conifer surround with patio areas and lawn.

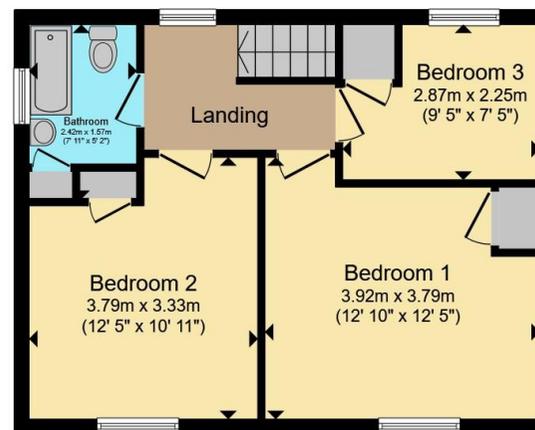








Ground Floor



First Floor

Total floor area 94.9 m² (1,021 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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EPC Rating: D Council Tax
Band: A

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Tenure: Freehold



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