



Guide price £400,000

House - Detached

Bedrooms: 6

Bathrooms: 3

Tenure:

GUIDE PRICE £400,000 to £450,000. WALTON & ALLEN are delighted to offer this EXTENDED DETACHED HOUSE presented in IMMACULATE CONDITION with accommodation briefly comprising LIVING ROOM, DINING ROOM, KITCHEN/DINER, UTILITY, DOWNSTAIRS WC, MASTER BEDROOM with DRESSING ROOM and ENSUITE, FIVE FURTHER BEDROOMS and TWO FURTHER BATHROOMS. The property benefits from a LARGE REAR GARDEN, GARAGE and DRIVEWAY and MUST BE VIEWED to appreciate the size and quality on offer.

Hall

Two uPVC double glazed windows to front aspect, double radiator.

Reception One

13'4" x 12'10"

UPVC double glazed bay window to front aspect, feature fireplace with log-burner, radiator.

Reception Two

Two uPVC double glazed windows to rear aspect, feature fireplace with electric fire, uPVC double glazed double doors to rear garden.

Kitchen/Dining Room

13'3" x 20'9"

Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink with mixer tap, integrated fridge/freezer, dishwasher, fitted electric fan assisted double oven, four ring ceramic hob with extractor hood over, uPVC double glazed window to rear aspect, double radiator, uPVC double glazed patio doors to garden.

Utility Room

6'6" x 12'0"

Radiator.

Garage

Electric roller door.

WC

WC and wash basin. Radiator.

Landing

Master Bedroom

12'8" x 12'0"

UPVC double glazed window to front aspect, radiator.

Dressing Room

8'4" x 6'7"

Radiator, door to:

En-suite

Fitted with three piece suite comprising twin vanity wash hand basin, shower cubicle and low-level WC, tiled splashbacks, uPVC double glazed window to side aspect, heated towel rail.

Bedroom 2

15'9" x 11'6"

UPVC double glazed window to rear aspect, radiator.

Jack and Jill En-suite

Fitted with three piece suite comprising wash hand basin, shower cubicle and low-level WC, tiled splashbacks, uPVC double glazed window to side aspect, heated towel rail.

Bedroom 3

10'2" x 11'6"

UPVC double glazed bay window to front aspect, radiator.

Bedroom 4

8'0" x 11'8"

UPVC double glazed window to rear aspect, radiator.

Bedroom 5

6'7" x 9'2"

UPVC double glazed window to rear aspect, radiator.

Bedroom 6

8'2" x 8'10"

UPVC double glazed window to front aspect, radiator.

Bathroom

Fitted with three piece suite comprising bath, wash hand basin and low-level WC, tiled splashbacks, heated towel rail.

General

To the front of the property is an in-and-out block paved driveway giving off street parking for several cars and access to the integral single garage. The large rear garden is fully enclosed and has lawn, patio and decked areas, with planted borders and a covered barbecue area. To the rear of the garden is a large shed which is currently fitted out as a home gym but would also make a great office space.

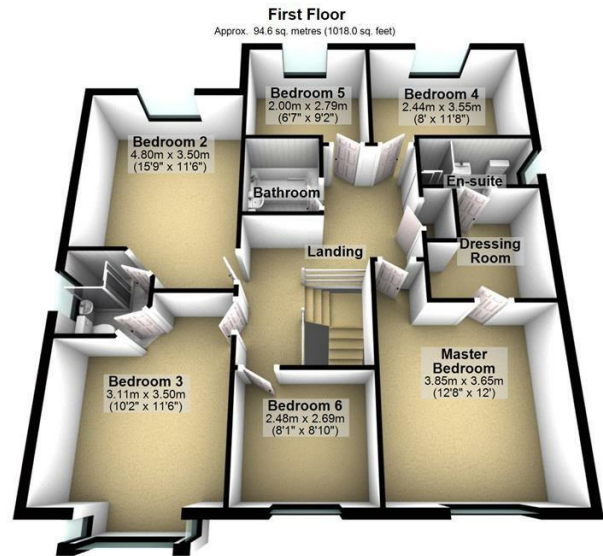
Property Misdescriptions Act 1991

All statements contained within this brochure have been provided in good faith and are understood to be accurate although cannot be guaranteed as we rely on information provided by others. Potential purchasers should satisfy themselves as to the validity of the information contained either by inspection or through their solicitors prior to any exchange of contracts to purchase. Services have not been tested and purchasers are recommended to undertake independent tests on all services and mechanical installations prior to exchange. Details correct at time of going to print.

Disclaimer

Walton & Allen, their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Walton & Allen s have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.





Total area: approx. 207.1 sq. metres (2228.7 sq. feet)

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

Potentially save thousands by visiting
<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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	84

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	81

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.

Management of common parts of buildings is also our specialism, working with Resident Management Companies keeping service charges at 'value for money' levels and improving the environments for both residents and leaseholders. Investment and capital values improve with our influence.

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
SalesTeam@waltonandallen.co.uk
www.waltonandallen.co.uk