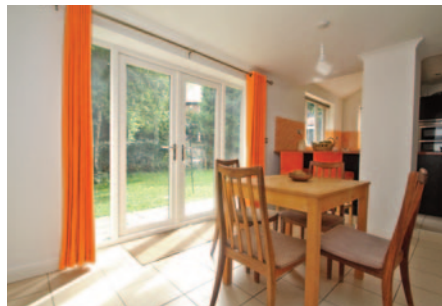


Private Road
Nottingham NG3 5FQ



DavidJames
the estate agent



£375,000

4 bedrooms

D (62)

Freehold



Viewer's notes

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These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No person in the employment of David James Estate Agents Ltd has any authority to make any representation whatsoever in relation to the property.

All the measurements given in the details are approximate. Floor plans are for illustrative purposes only and are not drawn to scale. The position and size of doors, windows, appliances and other features are approximate only. The photographs of this property have been taken with a 10mm wide-angle lens. No responsibility can be accepted for any loss or expense incurred in viewing. If you have a property to sell you may wish to take advantage of our free valuation service.

M)

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Breakfast Room



Lounge

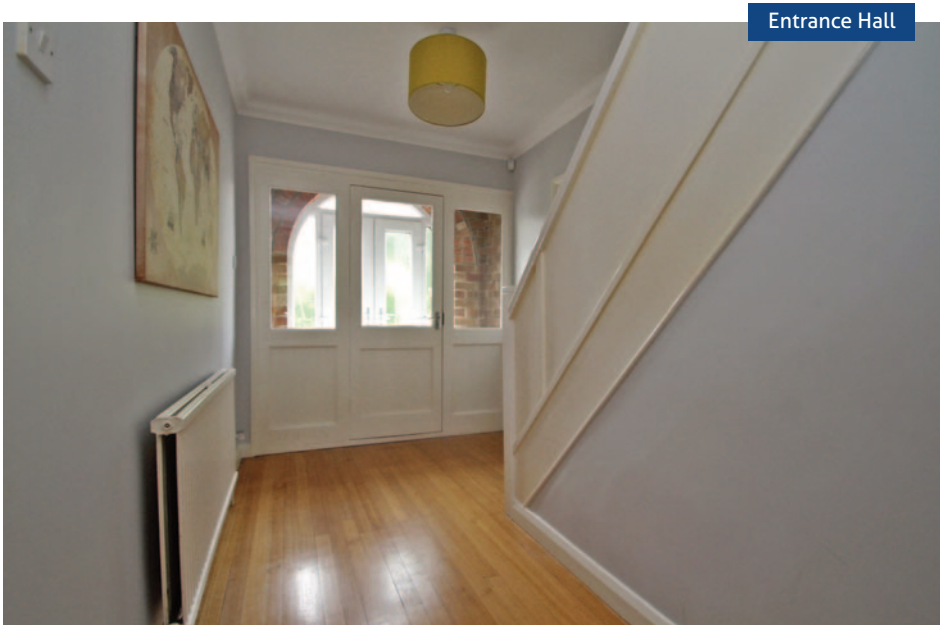
- ✓ Extended traditional style detached house
- ✓ Four bedrooms (with three double bedrooms)
- ✓ Master bedroom with walk-in wardrobe & en-suite shower room
- ✓ Entrance hall, ground floor WC
- ✓ Lounge with bay window, separate dining room with French doors
- ✓ Kitchen with integrated appliances, adjoining breakfast room
- ✓ Small utility area, alarm system
- ✓ Combination GCH, UPVC double glazing
- ✓ Block paved driveway, garage with electric roller door
- ✓ Enclosed lawned rear garden with patio area, sold with no chain



Breakfast Room



Front



Entrance Hall



Dining Room

Situated on Private Road is this traditional extended detached house providing a fantastic space for the family buyer with two reception rooms, a stylish kitchen with adjoining breakfast room and ground floor WC complemented by four bedrooms to the first floor; the master bedroom suite having a walk-in wardrobe and en-suite shower room. The property is sold with no upward chain and we would urge an internal inspection.

Stamp Duty Rates		
First time purchase	Buying your next home	Additional or buy to let property
£3,750.00	£8,750.00	£20,000.00
For more information visit http://www.david-james.com/stampduty		

Council Tax Band	D
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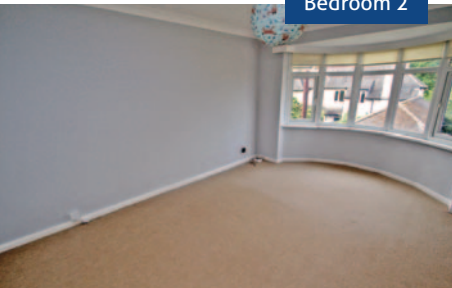
The property falls under the jurisdiction of Nottingham City Council. This information is correct as of 20/01/2019 and was obtained through the directgov website. David James offer no guarantee as to the accuracy of this information.

You enter the property via an entrance porch to the hallway with strip Oak floor and staircase leading to the first floor accommodation. Panelled doors give access to lounge, kitchen and cloakroom. The cloakroom has a modern white two-piece suite including dual flush WC.

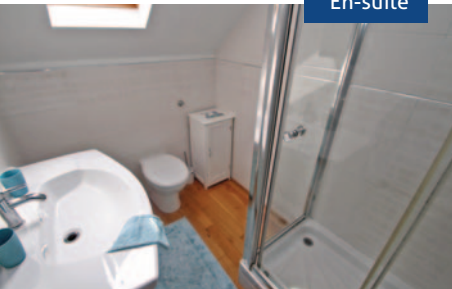
The lounge is situated to the front of the property and has a panoramic bay window to the front elevation. The focal point of the room is the contemporary fireplace. A panelled door gives access to the dining room which has a full width sealed unit French style doors with side panel windows leading to the rear garden.



Bedroom 3



Bedroom 2



En-suite

The kitchen has a range of contemporary high gloss black units and complimentary splashback tiling. There is a central island unit with a five-ring gas hob with rising integrated extractor fan. There is also an integrated microwave, double oven, fridge, freezer and dishwasher. The



Kitchen



Kitchen



Kitchen



Bedroom 4

kitchen is semi open plan to a breakfast area, which has French style doors with side panel windows to the rear gardens. A door from the breakfast area gives access to a small utility area with plumbing and space for an automatic washing machine. The utility area gives access in turn to the integral single garage with remote control power operated roller shutter door.



Bedroom 1



Bathroom

To the first floor, the central landing has panelled doors give access to all bedrooms and family bathroom.

The master bedroom has a walk-in wardrobe/dressing room with Velux skylight. The bedroom also has the benefit of an en-suite shower room with mains pressure shower and wash hand basin set to vanity unit.

Bedrooms two and three are further double bedrooms whilst bedroom four is a single bedroom.

The family bathroom has a white suite including corner tiled shower cubicle with mains pressure shower, bath,

washbasin, WC and chrome radiator/heated towel rail. It is also worth noting that the property benefits from an extensive loft space which could be converted to provide further accommodation if required (subject to usual planning consents).



Patio



Garden



Rear

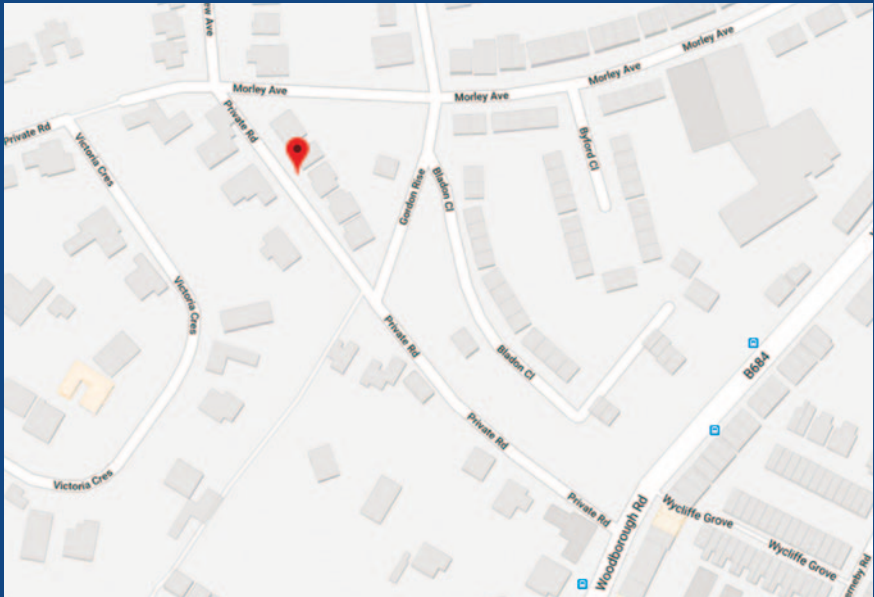
Outside there is a low maintenance wall and hedge enclosed pebbled garden to the front elevation with a block paved driveway leading to the garage. To the rear of the property is an enclosed garden which is mainly lawned with a patio area.

The property benefits from combination gas central heating and double glazing and given all of the above and the no chain situation, we would urge an internal inspection to appreciate the scope of the property on offer.

How to get there

From our Mapperley Office on the B684 heading towards Nottingham city centre turn right onto Private Road, continue where you will find the property on the right hand side clearly marked by our 'For Sale' board.

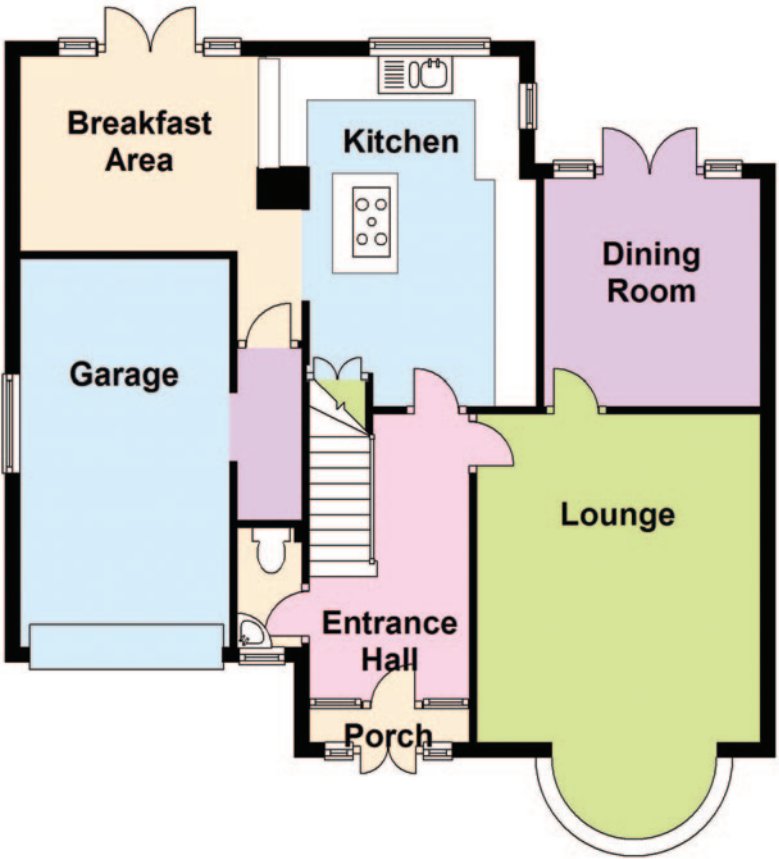
Please note that the pin on the map designates the centre of the postcode and not the exact location of the property



Property floor plan & measurements

Ground Floor

Approx. 84.1 sq. metres (905.4 sq. feet)



GROUND FLOOR

Entrance Hall
3.84m x 2.18m (12'7 x 7'2)

Lounge
5.08m x 3.66m (16'8 x 12'0)

Dining Room
3.20m x 2.84m (10'6 x 9'4)

Kitchen
4.85m x 2.82m (15'11 x 9'3)

Breakfast Room
3.40m x 2.54m (11'2 x 8'4)

WC
1.47m x 0.86m (4'10 x 2'10)

FIRST FLOOR

Bedroom One
3.76m x 4.09m (12'4 x 13'5)

En-suite
2.21m x 1.60m (7'3 x 5'3)

Bedroom Two
4.80m max x 3.51m (15'9 max x 11'6)

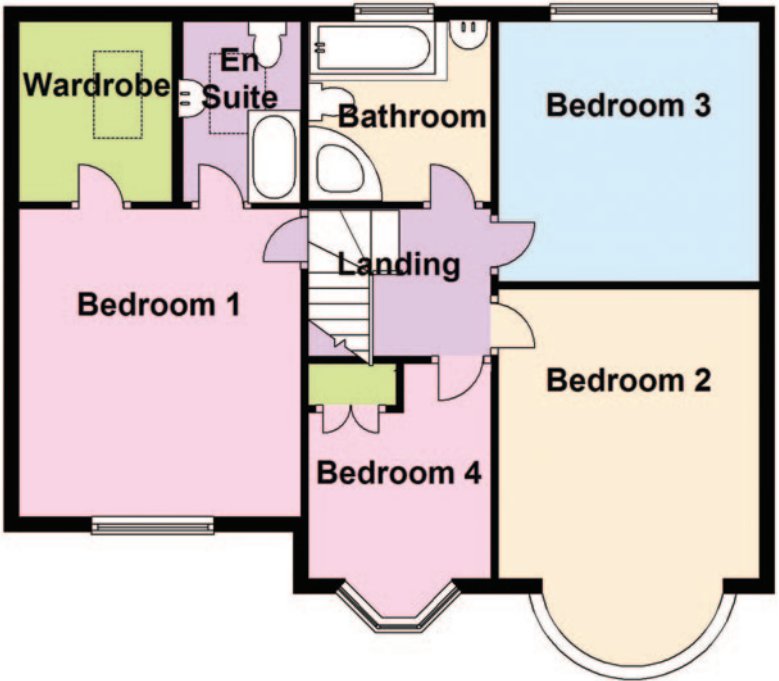
Bedroom Three
3.51m x 3.48m (11'6 x 11'5)

Bedroom Four
2.82m x 2.44m (9'3 x 8'0)

Bathroom
2.39m x 2.51m (7'10 x 8'3)

First Floor

Approx. 70.3 sq. metres (756.4 sq. feet)



154.4 sq metres
(1661.8 sq feet)

Total
Area
(Approx)

East Facing
Rear Aspect

