

**Guide price £400,000****House - Detached**

Bedrooms: 4

Bathrooms: 2

Tenure: Freehold

GUIDE PRICE £400,000 - £440,000. WALTON & ALLEN are delighted to present this LARGE FOUR BEDROOM, DETACHED FAMILY HOME fully upgraded and refurbished yet maintaining much of its original charm. The accommodation briefly comprises PORCH, HALLWAY, CLOAKROOM/W.C. LOUNGE, FAMILY ROOM opening to KITCHEN, UTILITY ROOM, FOUR BEDROOMS, MASTER EN SUITE SHOWER ROOM and FAMILY BATHROOM. The property also benefits from FRONT and REAR GARDENS, LARGE BLOCK PAVED DRIVEWAY and attached OFFICE. Located in NUTHALL with superb access to the M1 Motorway junction 26 and to the NOTTINGHAM EXPRESS TRAM LINE at PHOENIX PARK. Viewing is highly recommended so call now to view!

Porch
UPVC double glazed entrance door to front with side windows.

Hallway
Wood flooring, stair case to first floor, entrance door and windows to front aspect with stained glass, radiator, store cupboard.

Cloakroom/W.C.
Fitted with W.C. and wash basin, tiled flooring, tiling to walls, radiator, extractor fan.

Lounge
14'11" x 14'10"
Wood flooring, uPVC double glazed bow window to front aspect with internal shutters, fireplace with feature real-flame gas fire, radiators.

Kitchen
12'9" x 10'7"
Fitted with a matching range of base and eye level units with worktop space over, sink with mixer tap, integrated dishwasher, extractor hood, tiled splash backs, tiled flooring with under floor heating, vertical radiator, uPVC double glazed window to rear.

Family Room
UPVC double glazed window to side aspect, Bi-fold double glazed doors to rear garden patio, open plan to Kitchen, tiled floor with under-floor heating, exposed brick fire place with log-burner.

Utility Room
UPVC double glazed window to side aspect. Fitted with a matching range of units with built in sink.

Landing
Window to side aspect with stained glass, radiator.

Bedroom 1
6'7" x 12'9"
Custom built in wardrobes, uPVC double glazed window to rear aspect, double radiator.

En-suite
Fitted with vanity wash hand basin with storage under and shower cubicle, heated towel rail, ceiling mounted extractor fan.

Bedroom 2
14'11" x 12'9"
Custom built in wardrobes, uPVC double glazed bow window to front, double radiator.

Bedroom 3
10'6" x 10'2"
Custom built in wardrobes, uPVC double glazed window to front aspect, double radiator.

Bedroom 4
9'10" x 10'2"
UPVC double glazed window to rear aspect, double radiator.

Bathroom
Fitted with four piece suite comprising bath, wash hand basin, shower cubicle and WC, tiled splashbacks, two uPVC double glazed windows to side aspect, heated towel rail.

Store
12'2" x 6'10"
Accessed externally via the side of the property with power, lighting and heating, double glazed skylight window.

Loft
Large open loft space with 15 square metres of boarded storage area.

General
To the front of the property is a gated, block-paved driveway and walled garden which is laid to lawn. The rear garden is fully enclosed and has lawn and decking areas.

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.

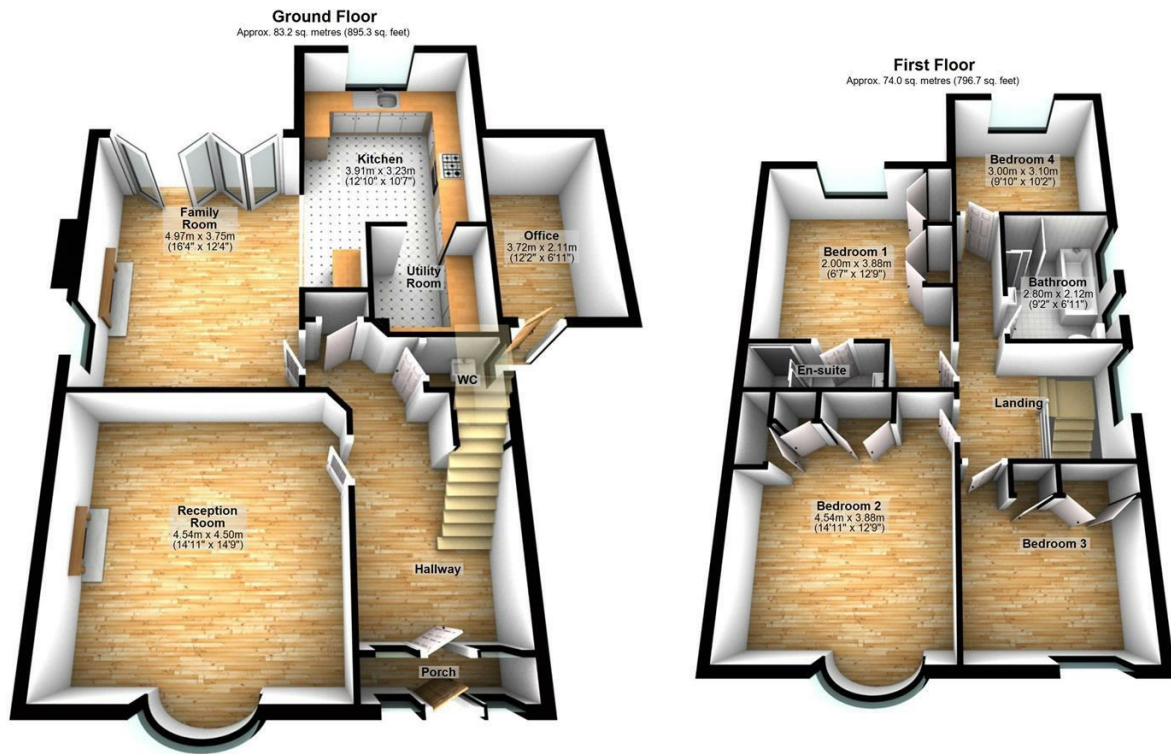
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Walton & Allen offer free initial mortgage advice. We help you compare the whole of the mortgage market to find one of the best deals for you. Find out how much you could borrow and how much money you could potentially save. Call 0115 9243304 or respond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

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Total area: approx. 157.2 sq. metres (1692.0 sq. feet)

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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) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | |
|--|-------------------------|-----------|
| | Current | Potential |
| <i>Very environmentally friendly - lower CO2 emissions</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not environmentally friendly - higher CO2 emissions</i> | | |
| England & Wales | EU Directive 2002/91/EC | |

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.

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