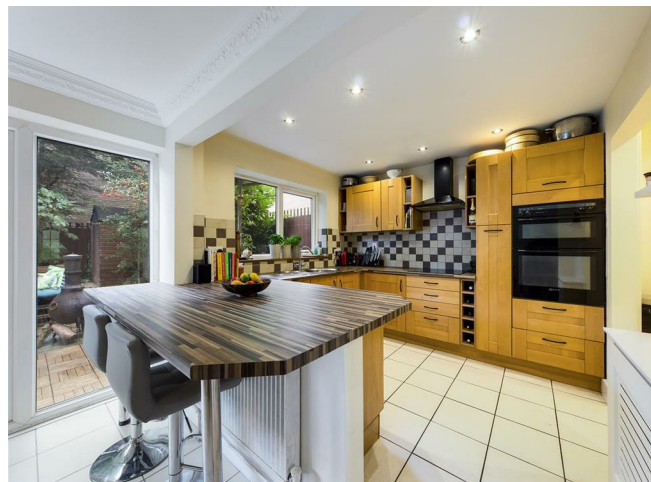


## Welbeck Walk, St Anns, Nottingham, NG3 1AL



Price Guide £170,000 Freehold

**\*\*VIRTUAL TOUR AVAILABLE\*\*** PRICE GUIDE £170,000 TO £180,000 Belvoir are delighted to offer to the market this fantastic 3 double bedroom property, constructed over 3 stories with multiple balconies. A stunning kitchen diner and situated just a stones throw from the City centre! Welbeck Walk offers mature gardens front and rear with a gated driveway and veranda entrance which opens into a bright and welcoming hallway. There is two full size bathrooms in this property, the first of which is located on the ground floor and this comprises of a modern shower room & W/c. Over-looking the rear garden is a large open plan kitchen diner and Off Road Parking - CALL TO VIEW





### Entrance hall

With stairs leading to the 1st floor, access to the dining kitchen and shower room, under stairs recess with spot lights and tiled flooring.

### Open Plan Dining Kitchen 30'11" max x 12'3" max

**Dining Area**  
With french doors and full length windows to the rear gardens, cornice to the ceiling and tiled floor

**Kitchen Area** With a range of modern wall and base mounted units, worksurfacing, sink and drainer, window overlooking to the rear gardens, recess spot lights, electric hob with extractor hood over, under counter dishwasher, double oven, walk in laundry room and opening to the dining area



### Shower Room

A modern white suite including shower cubicle with electric shower, wash hand basin, wc, tiled finishing, spotlight, heated towel radiator and window

### 1st Floor Landing

Landing Open plan to the living area and stairs to the 2nd floor

### Open Plan Living Room 18'7" x 11'5"

With dual balcony via french doors stairs to the 2nd floor, tv aerial point, wooden flooring and access to Bedroom 3/Study

### Bedroom 3/Study 12'3" x 6'9"

A double Bedroom with rear aspect window and wooden flooring

### 2nd Floor Landing

With storage cupboard, window and access to Bedroom 1 and 2, family bathroom and loft access



### Bedroom 1 12'5" x 9'11"

A good sized double bedroom with window, radiator and storage cupboard

### Bedroom 2 12'4" x 8'5"

A double bedroom with window and radiator

### Bathroom

An L shaped room with panelled bath with electric shower over, wash hand basin, wc, tiled finishing and window

### Outside

To the front aspect there are wrought iron gates which lead to an off road driveway and pathway complimented by shrubs and plants leading decked porch area.

To the rear there is a private rear garden with a wide of shrubs, plants and trees and french doors to the dining kitchen

