

Barnfield

Wilford, Nottingham, NG11 7DT



Welcome to Barnfield, Wilford, and this detached family home on a large corner plot. This versatile property could, subject to relevant Planning Permission, be an ideal property to extend. Book your tour today and avoid disappointment.

VACANT POSSESSION – NO UPWARD CHAIN

£292,500



John German

Wilford, a sought-after village close to Nottingham is served well by excellent transport links to motorways. John German are pleased to bring to the market this detached dwelling situated off Ruddington Lane. This really is the perfect family home in every respect offering the opportunity to extend, subject to planning permission. The property lies within the catchment area for good local schools and is only a short walk away from a tram stop.

Upon arrival at Barnfield you will first notice the corner position the property enjoys. This becomes more evident when in the garden. We approach the property via a driveway and pathway, step inside the reception porch, ideal for removing shoes and coats before entering the reception hallway.

From the reception hallway, access is given to accommodation and stairs rise to the first floor. The spacious living room is the ideal space for relaxing and occupies a front aspect with a feature fire and surround as a traditional focal point. Open plan access is given to the dining area which has ample space for a dining table and chairs and is ideal for formal dining or entertaining. Access to both the kitchen and conservatory is given. The conservatory is a superb addition and overlooks the garden as well as giving access to the patio.

Completing the downstairs accommodation is the kitchen, fitted with a range of matching based and eye level units and work surface areas with space for appliances and external side access to

the driveway. Ascend to the first floor and you will find three bedrooms and the walk-in shower room. Each bedroom has a double-glazed window to its individual aspect while the shower room is fitted with a wet-room style walk-in shower, WC, and wash hand basin.

Proceed back downstairs and step outside into the rear garden. This is where you get a real idea of the plot that the property sits on and is where it is evident that you may be able to extend. Mainly laid to lawn, there is a patio seating area and a variety of mature trees and shrubs. Access is given to the garage which has a metal up and over door.

In conclusion we urge you to view Barnfield. A family home, potential to improve and occupying a superb corner plot. Book your tour today with John German.

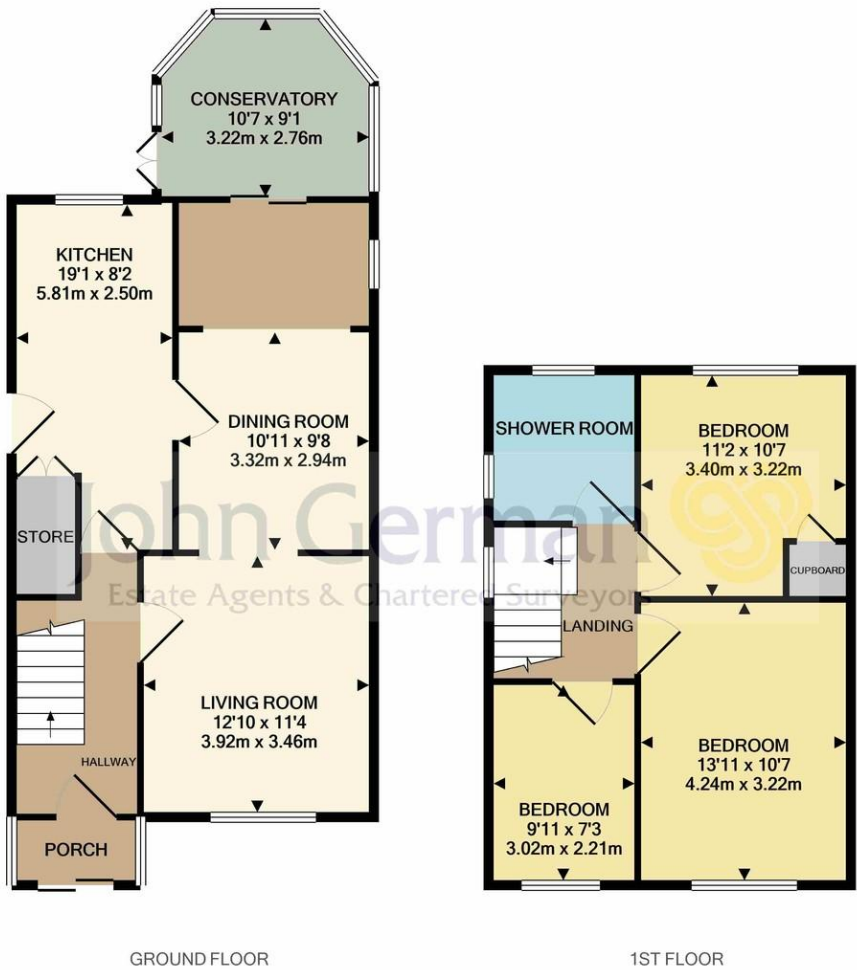
Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

Useful Websites: www.environment-agency.co.uk
www.nottinghamcity.gov.uk

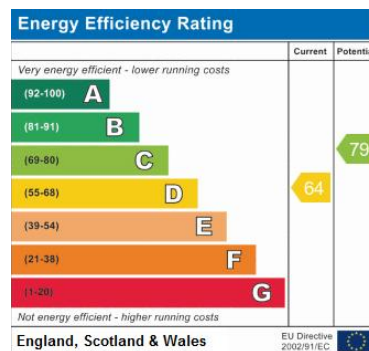
Our Ref: JGA/27102020

For more information please contact John German, Estate Agent, Tel: 0115 951 1111, Email: john.german@john-german.co.uk, City Council / Tax Band C



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

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