



**Guide price £350,000**

**House - Detached**

Bedrooms: 4

Bathrooms: 2

Tenure: Freehold

GUIDE PRICE £350,000 to £380,000. WALTON & ALLEN are delighted to offer this MODERN DETACHED HOUSE which is EXTREMELY SPACIOUS at over 2000 SQ/FT and has accommodation briefly comprising LOUNGE/DINER, BREAKFAST KITCHEN, FOUR DOUBLE BEDROOMS, TWO BATHROOMS, DOWNSTAIRS WC and FAMILY ROOM/BEDROOM FIVE. The property benefits from a GARAGE, DRIVEWAY, GARDEN and stunning views. Situated in a FANTASTIC LOCATION it makes a superb family home and is offered to the market with NO ONWARD CHAIN so call now to view!

#### Hallway

Double radiator, stairs to the first floor, storage cupboard.

#### Utility/WC

8'2" x 4'4"

UPVC double glazed window to front aspect, radiator, fitted with wash hand basin and WC.

#### Family Room/Bedroom Five

16'1" x 17'0"

Double radiator.

#### Garage

Up and over door.

#### Landing

Stairs to the second floor.

#### Lounge/Dining Room

20'9" x 11'3"

UPVC double glazed window to side aspect, double radiator, uPVC double glazed double doors to garden.

#### Kitchen/Breakfast Room

16'9" x 9'7"

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 and dishwasher, fitted electric fan assisted oven, four ring gas hob with extractor hood over, uPVC double glazed window to rear aspect, heated towel rail, door to side.

#### Bathroom

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

#### Bedroom 1

15'3" x 11'3"

UPVC double glazed window to front aspect, double radiator.

#### Landing

Double glazed skylight to side aspect.

#### Bedroom 2

16'1" x 13'7"

UPVC double glazed window to front aspect, double radiator.

#### Bedroom 3

17'0" x 10'4"

UPVC double glazed window to rear aspect, double radiator.

#### Bedroom 4

16'9" x 10'6"

UPVC double glazed window to rear aspect, double radiator.

#### Shower Room

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

#### General

The property benefits from a block paved driveway to the front giving off street parking for several cars and access to the integral garage. The rear garden is fully enclosed and terraced with a large patio adjacent to the rear and lawned areas above.

#### Viewing

To arrange a viewing on this property please contact our Sales Team on Nottingham (0115) 9243304

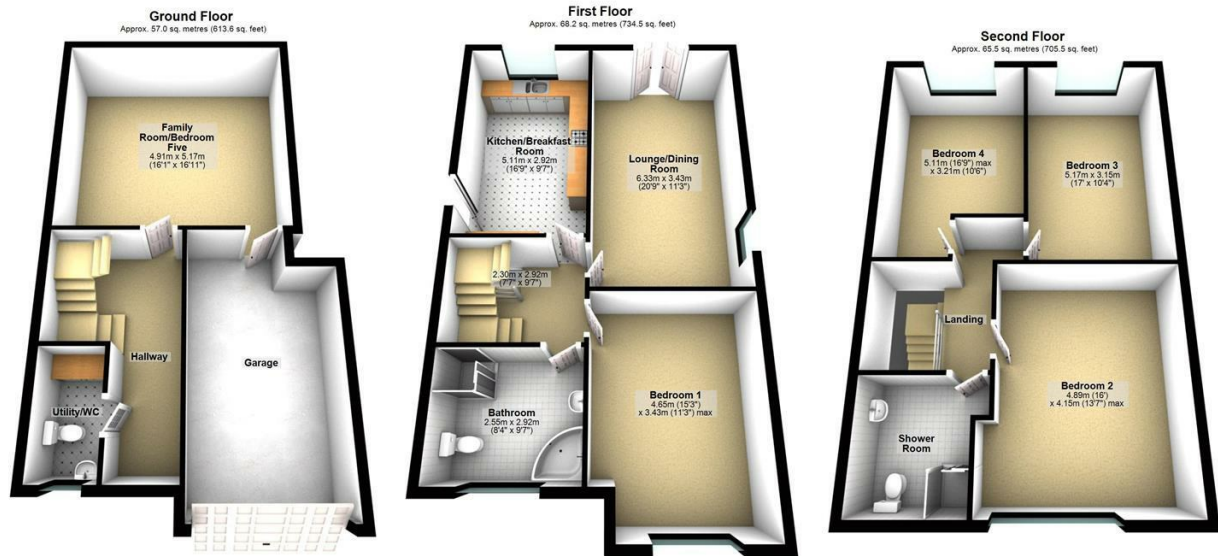
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#### Property to sell?

If you are selling a property, or even considering selling, Walton & Allen estate agents would be delighted to visit your property to offer a FREE PROPERTY VALUATION. We are a family run, fully independent estate agent. CALL US TODAY on 0115 9243304.






Total area: approx. 190.8 sq. metres (2053.5 sq. feet)


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

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

**0115 924 3304**  
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**www.waltonandallen.co.uk**