



Asking price £299,950

House - Semi-Detached

Bedrooms: 4

Bathrooms: 2

Tenure: Freehold

Walton & Allen are delighted to present this BRAND NEW SEMI DETACHED HOUSE with STUNNING VIEWS over NOTTINGHAM. Situated with FANTASTIC ACCESS to NOTTINGHAM CITY CENTRE. The development offers PARKING via the PRIVATE ENTRY and the LUXURIOUS and HIGHLY VERSATILE ACCOMMODATION is well proportioned throughout.

THE ACCOMMODATION BRIEFLY COMPRISES; ENTRANCE HALL, KITCHEN/DINER, CLOAKROOM/W.C. LOUNGE, TWO DOUBLE BEDROOMS AND FAMILY BATHROOM to first floor, TWO FURTHER DOUBLE BEDROOMS WITH SHOWER ROOM to the top floor. Walled and COURTYARD to the front with PARKING for TWO CARS, fenced REAR GARDENS with views over the CITY CENTRE to the REAR.

Featuring a BRAND NEW FITTED KITCHEN with integrated APPLIANCES. Situated on an enclosed DEVELOPMENT less than 10 MINUTES WALK from NOTTINGHAM CITY CENTRE this is a truly unique opportunity to purchase a fantastic home in a great location. Interest is expected to be high so register early to make sure you don't miss out.

Entrance Hall

Window and door to front, stairs to first floor.

Kitchen/Diner

17'10" x 17'5"

Fully fitted kitchen with integrated appliances, space for dining table radiator, uPVC double glazed window to front.

Cloakroom

W.C. and wash basin, plumbing for washing machine, opaque uPVC double glazed window to side.

Lounge

13'1" x 16'11"

Large family lounge with radiator, uPVC double glazed window to rear, and uPVC double glazed French doors to garden.

Landing

UPVC double glazed window to front, stairs to second floor.

Master Bedroom

13'1" x 16'11"

Generous double bedroom, radiator, two uPVC double glazed windows to rear.

Bathroom

Fitted with a three piece suite comprising Bath, W.C. and Wash basin, radiator, uPVC opaque double glazed window to side.

Bedroom 2

10'10" x 11'0"

Double bedroom with radiator and uPVC double glazed window to front.

Landing

Bedroom 3

9'1" x 16'11"

Generous double bedroom with uPVC double glazed French doors with Juliet balcony opening to fantastic views over Nottingham. Radiator.

Bedroom 4

11'2" x 14'6"

Double bedroom with radiator and uPVC double glazed dormer window to front.

Shower Room

UPVC opaque double glazed window to side, suite comprising shower cubicle, wash basin and W.C. Radiator.

Outside

The site is enclosed with wall and fence boundaries, shared driveway access to two allocated parking spaces for each property. The Rear Gardens have paved patio and lawns with fenced boundaries and superb views over Nottingham City Centre.

Fitted Kitchen

The fitted kitchens are currently supplied by Howdens Kitchen and Joinery. This is subject to change for an equivalent kitchen from another supplier.

Floor Coverings

Please note, The property will have tiled flooring or equivalent in all wet areas. Kitchen, Cloakroom, Bathroom and Shower Room. No other floor coverings will be supplied.

Council Tax Band

Council Tax Band C

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.

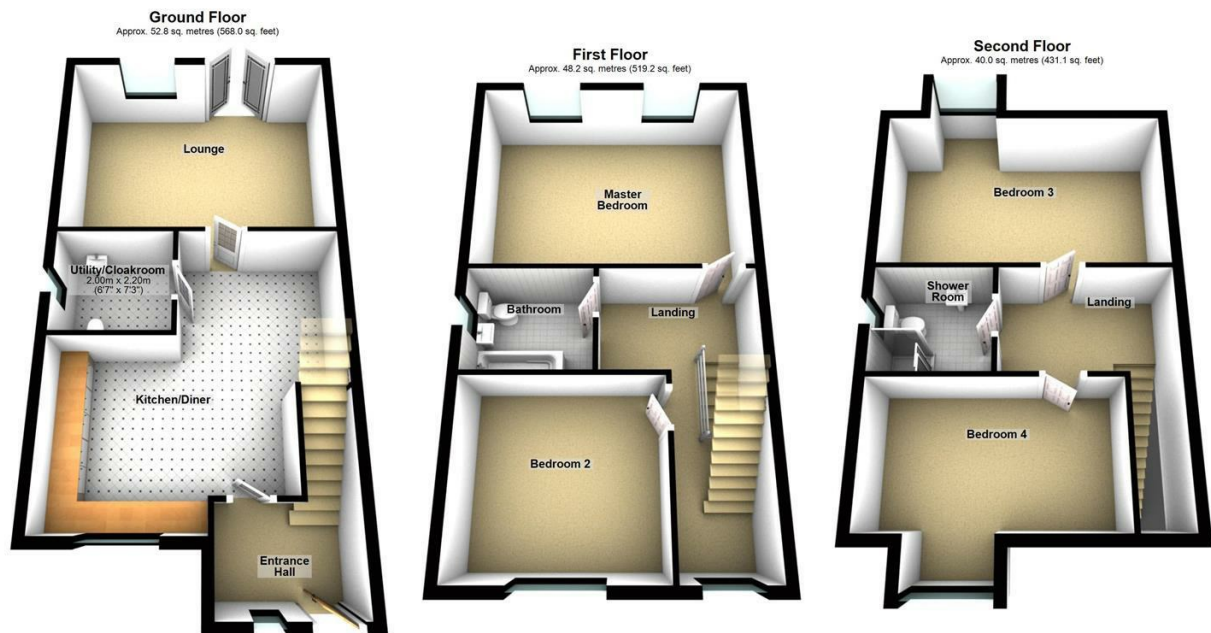
Photographs and illustrations

Please note the images used to illustrate the property are examples of previous developments by Dolfinn construction and are for illustrative purposes only.

Disclaimer

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Total area: approx. 141.0 sq. metres (1518.2 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.



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.

Our sales team offers, as standard, a comprehensive marketing profile for your property. We use all of the usual portals but additionally include virtual video tours, 3D floorplans and most importantly have a vast local knowledge of the Nottingham property market and current trends.

In addition, as buy to let property specialists, we are fully focused on the priorities and needs of all of our landlord 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.

We have a proven track record in this property market succeeding in areas where others fail. So, if you're looking to sell and get the best possible price for your property, or you are just looking to buy, Walton & Allen have you covered!