



**Riverside Walk, Bottesford**  
Nottingham, Nottinghamshire, NG13 0AT



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**Offers In The Region Of £550,000**

Offered to the market is this spacious and extended, detached family home measuring approximately 1927 sq ft. Set on a generous corner plot which benefits from a westerly rear aspect, tucked away in a small cul de sac setting within walking distance of the heart of this highly regarded village and having accommodation comprising: Entrance Hall, Ground Floor W.C., double aspect Living Room, Office, contemporary Kitchen Diner opening to the triple aspect Family Room, Utility Room, Three good sized Bedrooms, Master having En-Suite, Family Bathroom, Double Garage, landscaped Gardens and driveway providing off street parking for several vehicles. EPC Rating- D. Council Tax Band - F. Freehold. No Upward Chain.

**Entrance Hall**

A lovely light and bright welcoming reception having contemporary wooden and glass staircase, LVT flooring and solid Oak doors to the Living Room, Office, Ground Floor W.C. and Kitchen Family Room.



### Ground Floor W.C.

Fitted with a two piece white suite comprising: W.C. and wash basin, continuation of the LVT flooring and having uPVC double glazed window.

### Living Room

23'5" x 12'10" (7.16 x 3.93)

A spacious double aspect primary reception room with uPVC double glazed window to the front elevation and French doors leading to the Rear Garden, contemporary fireplace, television point and continuation of the LVT flooring.

### Office

7'9" x 13'2" (2.37 x 4.02)

UPVC double glazed window to the front elevation.

### Kitchen Area

14'5" x 27'11" (4.41 x 8.53)

Fitted with a contemporary range of Shaker style base units with Corian worktops, feature island, space and plumbing for dishwasher, inset sink with mixer tap, space for American style fridge freezer, gas Rangemaster with extractor fan over, LVT flooring, television point, uPVC double glazed door and window to the rear, solid Oak door to the Utility Room and open through to the Family Room.

### Utility Room

7'1" x 8'2" (2.17 x 2.5)

Fitted with base units with work surface over, space and plumbing for washing machine, inset sink and drainer, continuation of the LVT flooring and having double glazed window and door to the Rear Garden.

### Family Room

19'6" x 14'11" (5.96 x 4.56)

A lovely addition to the property is this light and bright triple aspect room with double glazed picture windows and French doors all looking out onto the Rear Garden, Velux Skylight and having two contemporary radiators.

### Landing

Solid Oak doors to the first floor accommodation and uPVC double glazed window.

### Master Bedroom

13'0" x 12'11" (3.98 x 3.95)

UPVC double glazed window to the front elevation, built-in bedroom furniture and solid Oak door to the En-Suite.

### En-Suite

Fitted with a contemporary three piece suite comprising: W.C., wash basin and large walk-in shower cubicle with chrome shower over, heated towel rail, contemporary tiling to walls and uPVC double glazed window.

### Bedroom Two

18'1" max x 11'1" max (5.53 max x 3.38 max)

Two uPVC double glazed windows and fitted bedroom furniture.

### Bedroom Three

9'3" x 10'4" (2.82 x 3.17)

UPVC double glazed window and fitted bedroom furniture.

### Family Bathroom

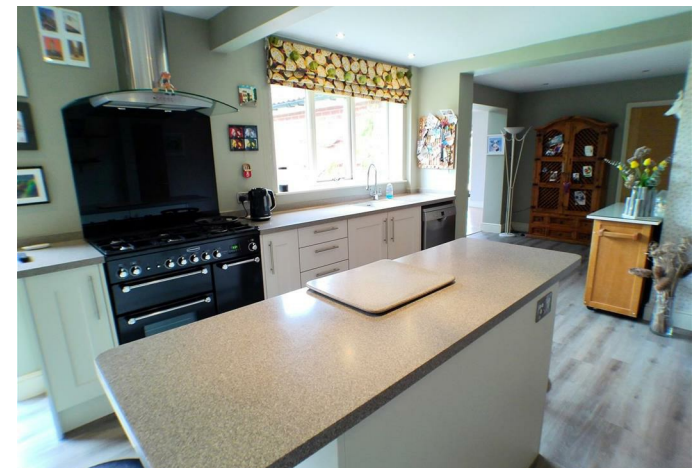
13'1" max x 4'9" min (3.99 max x 1.46 min)

A lovely contemporary L-Shaped Family Bathroom being fitted with a three piece suite comprising: W.C., wash basin and panel bath with shower over, airing cupboard and uPVC double glazed window.

### Double Garage

17'1" x 19'11" (5.23 x 6.08)

Electric garage door to the front, uPVC double glazed window, light and power and wall mounted gas central heating boiler.



### Rear Garden

The Rear Garden has been beautifully landscaped with several patio areas ideal for entertaining and alfresco dining, mature planted and flourishing borders, lawn area, decking area and pedestrian access to the front of the property.

### Outside to the Front

There is a good sized lawn with planted borders and a driveway providing off street parking for several vehicles.

### Agents Note

This property has mains gas central heating, mains drains, water and electric.

There is broadband in the area and mobile phone signal.

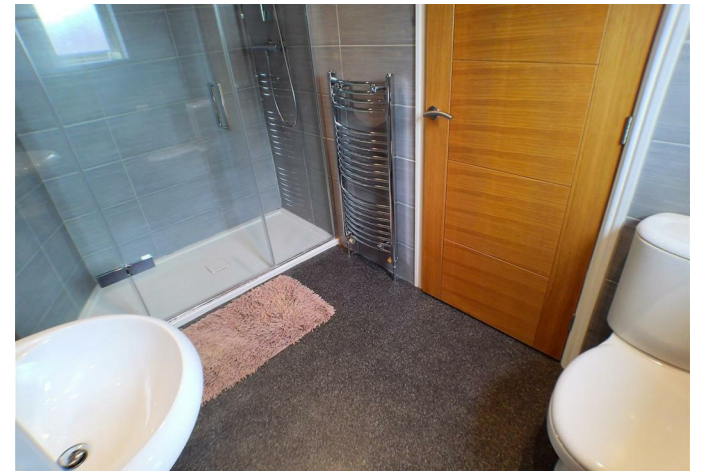
Very low risk of surface water flooding, very low risk of flooding from rivers and the sea:<https://check-long-term-flood-risk.service.gov.uk/risk#>

### Note

Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. All services and appliances have not and will not be tested. Floorplans are there as a guide only and measurements should be regarded as approximate.

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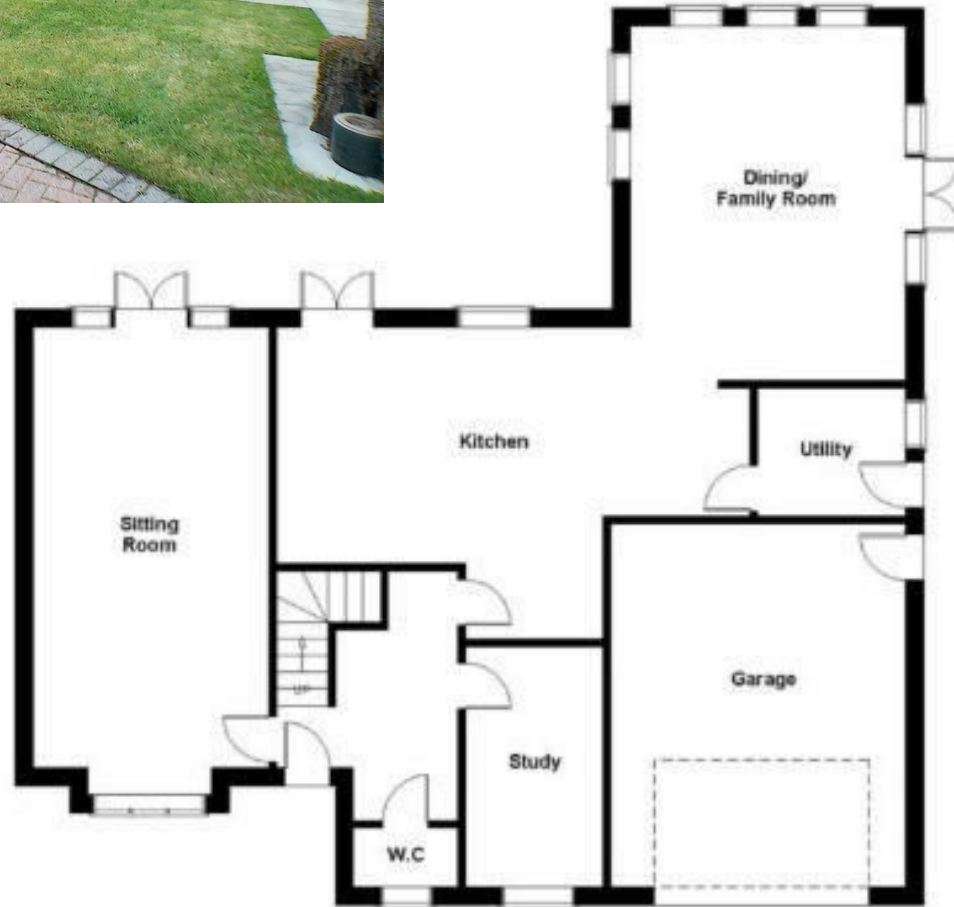




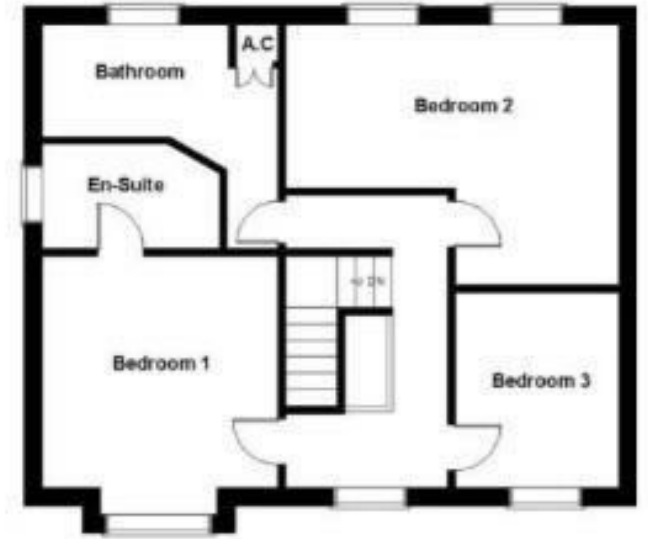




21 Riverside Walk



GROUND FLOOR



FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2016

t: 01949839839

e: bingham@newtonfallowell.co.uk

[www.newtonfallowell.co.uk](http://www.newtonfallowell.co.uk)

