Palmer Avenue,
Bottesford, NG13 0GU

NEWTON FALLOWELL

Palmer Avenue,
Bottesford, NG13 0GU
£349,000

Offered to the market is this three double bedroom family home. Located within the desirable Village of Bottesford, on a quiet cul de sac with sought after school catchments and local amenities this beautifully appointed detached home still has the benefit of being under builders warrantee. Accommodation comprises: Spacious entrance hall, ground floor w.c., kitchen diner, separate living room, three double bedrooms, master having en-suite shower room, family bathroom, garage, landscaped gardens and off street parking. Council Tax Band D. EPC - Rating B. Freehold. No Upward Chain.

Entrance

Double glazed front door into Entrance Hall.

Entrance Hall
A spacious and welcoming reception with white wooden doors to the ground floor accommodation and two storage cupboards, Karndean flooring and stairs rising tot he first floor.

Ground Floor W.C.
Fitted with a two piece white suite comprising: W.C. and wash basin, continuation of the Karndean flooring and uPVC double glazed window to the front elevation.

Open Plan Kitchen Diner
11'1" x 23'7" (3.38 x 7.21)
A light and bright open plan room with the kitchen being fitted with a contemporary range of base and wall mounted units with wood effect work surface over, breakfast bar, inset ceramic sink and drainer, built-in appliances to include: electric fan assisted oven and grill, four ring gas hob with extractor fan over, dishwasher, washing machine and fridge freezer. Continuation of the Karndean flooring, television point and uPVC double glazed window to the front elevation and large double glazed French doors leading out to the Rear Garden.

Living Room
13'1" x 10'3" (4.00 x 3.14)
UPVC double glazed large French doors leading out to the Rear Garden, wood effect flooring and television point.

Landing
White wooden doors to the first floor accommodation and good sized storage cupboard.

Master Bedroom
11'3" x 12'3" (3.45 x 3.74)
UPVC double glazed window to the rear elevation, built-in wardrobes, television point and white wooden door to the En-Suite.

En-Suite
9'10" x 4'11" (3.00 x 1.51)
Fitted with a three piece suite comprising: W.C., wash basin and double shower cubicle with chrome shower over, uPVC double glazed window to the rear elevation and wood effect flooring.

Bedroom Two
10'2" max x 11'9" max (3.12 max x 3.59 max)
Two uPVC double glazed windows to the front elevation and built-in cupboard.

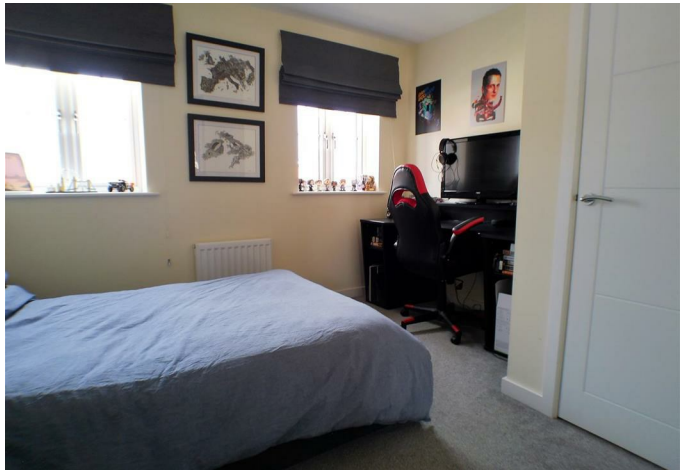
Bedroom Three
11'3" max x 11'1" max (3.43 max x 3.39 max)
UPVC double glazed window to the front elevation.

Family Bathroom
5'8" x 7'3" (1.74 x 2.21)
Fitted with a three piece suite comprising: W.C., wash basin and panel bath with chrome shower over, uPVC double glazed window to the side elevation and wood effect flooring.

Garage
Garage door to the front, light and power

Rear Garden
A stunning landscaped rear garden with a Porcelain tiled patio area ideal for entertaining and alfresco dining with covered pergola area, feature contemporary water feature, raised flourishing planted beds, steps down to a lawned area with further raised beds planted with mature trees and shrubs, outside power points, lighting and water tap and pedestrian access to the driveway.

Outside to the Front
There are a well stocked and planted front beds with pathway leading tot he entrance, driveway to the side elevation leading to the Garage and an electrical vehicle charger.



Agents Note

This property was built in 2021 and had a 10 year builders guarantee

There is a maintenance charge of approximately £245 pa paid to Ground Solutions for the maintenance of the green spaces.

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#

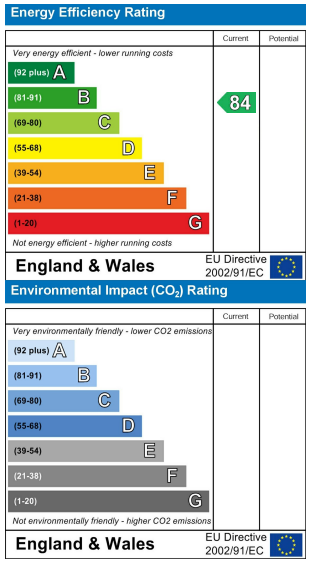
Money Laundering Regulations

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

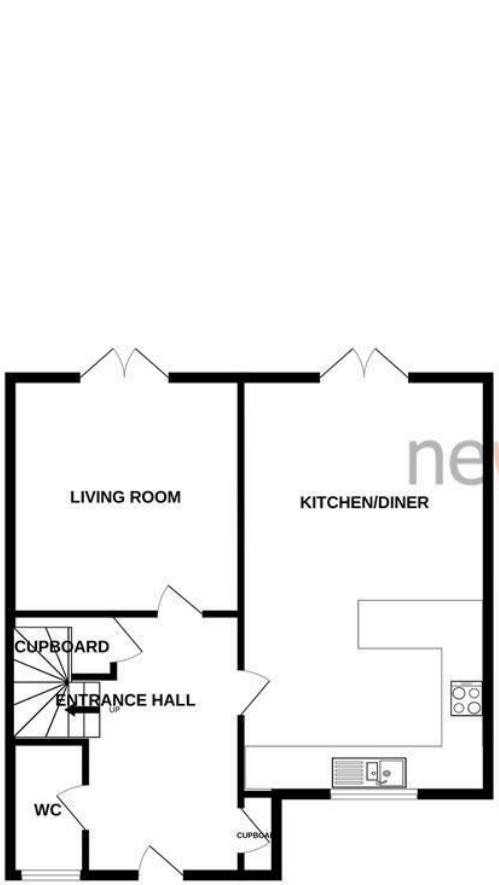
Note

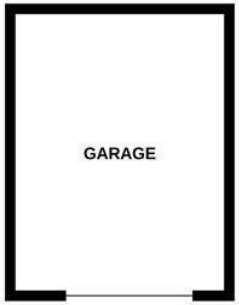
Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. All services and appliances have not and will not be tested. Floorplans are there as a guide only and measurements should be regarded as approximate.

Belvoir and our partners provide a range of services to buyers, although you are free to use an alternative provider. For more information simply speak to someone in our branch today. We can refer you on to The Mortgage Advice Bureau for help with finance. We may receive a fee of 20%, on average this is £100 including VAT, if you take out a mortgage through them. If you require a solicitor to handle your purchase and or sale we can refer you on to Hawley and Rodgers or Movewithus. We may receive a fee of £120 - £180 including VAT per referral, if you use their services.

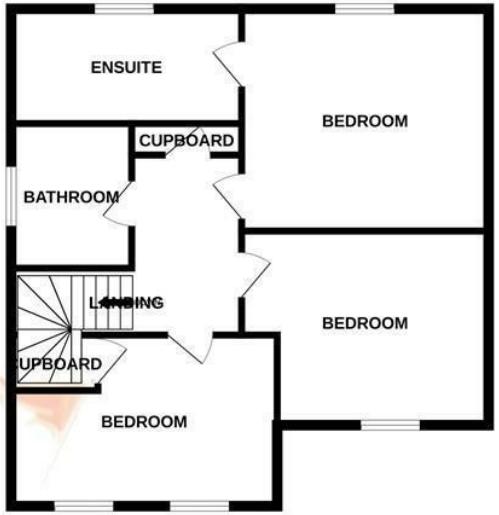


GROUND FLOOR





1ST FLOOR



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Whilst every attempt has been made to ensure the accuracy of the floorplan 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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