



34 St. Mawes Avenue,
Wilford, NG11 7BW

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This detached family home provides accommodation arranged over two floors including; an entrance porch, an entrance hallway, a lounge, a conservatory, a kitchen, and a laundry room on the ground floor, with the first floor landing giving access to three bedrooms and the bathroom.

Benefiting from gas central heating, the property occupies a corner plot, with low maintenance gardens to the front, side and rear, plus a gated driveway to the front, and an additional driveway and a single garage at the rear providing off road parking for a number of vehicles.

The popular south Nottinghamshire suburb of Wilford is within easy reach of Nottingham City Centre, nearby villages, and the Queens Medical Centre. There are excellent commuting links, including main roads routes, and the tram link into the City. Local facilities include a supermarket, restaurants and pubs.

Viewing is recommended.

Guide Price £325,000





ACCOMMODATION

The UPVC entrance door opens to the entrance porch. The entrance porch has a UPVC window and an aluminium framed obscure glazed sliding door opening to the entrance hallway.

The entrance hallway has stairs off to the first floor, an under stairs storage cupboard (housing the central heating boiler), a ceiling light point, a radiator, a window overlooking the lounge and a door into the kitchen.

The kitchen has a range of wall and base units, a sink and drainer unit with a mixer tap over, space for a fridge/freezer, and space for an oven. Partially tiled, the kitchen has an aluminium framed window to the rear, wooden effect vinyl floor covering, a ceiling light point, an aluminium framed and obscure glazed door to the laundry room, and a door into the lounge.

The lounge has an aluminium framed bay window to the front, a gas fire set on a marble effect hearth with a wooden surround, two ceiling light points, two radiators, and access to the conservatory.

The conservatory has UPVC double glazed windows to two sides, UPVC panelling to one side, a corrugated style roof, and a UPVC door opening to the rear garden.

The laundry has space for a washing machine, storage cupboards, UPVC doors to the front and rear, and two UPVC windows.

On reaching the first floor, the landing has a UPVC and obscure glazed window to the side, a ceiling light point and doors into all three bedrooms and the family bathroom.

The family bathroom has a bath, a wash hand basin, and a wc. There are aluminium framed and obscure glazed windows to the rear and side, a ceiling light point, a radiator, part tiled walls and wooden laminate effect vinyl floor covering.

Bedroom two has an aluminium framed window to the rear, a ceiling light point, a radiator, and built in wardrobes.

Bedroom one has an aluminium framed bay window to the front, a ceiling light point, and a radiator.

Completing the accommodation, bedroom three has an aluminium framed window to the front, a ceiling light point, and a radiator.

OUTSIDE

There are mature plants and shrubs and gravelled beds to the front and side of the property. The gated driveway at the front provides off road parking.

The low maintenance rear garden includes gravelled beds, plant and shrub borders, a canopied patio seating area, and a further seating area.

At the rear of the garden, there is access to a second driveway and the SINGLE GARAGE.

Council Tax Band

Council Tax Band C. Nottingham City Council.

Amount Payable 2025/2026 £2,361.06.

Referral Arrangement Note

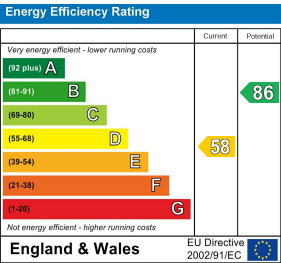
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