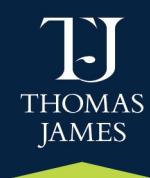




79 Westerfield Way,
Nottingham, NG11 7ET



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This semi detached family home provides spacious accommodation arranged over two floors including; an entrance porch, an entrance hall, a bright living room, a kitchen, a conservatory with French doors opening to the rear garden, plus a shower room on the ground floor, with the first floor landing giving access to three bedrooms (with fitted wardrobes).

Benefiting from gas central heating and double glazing, the property occupies a good size plot, with gardens to both the front and rear, plus a block paved driveway providing off road parking for a number of vehicles.

Conveniently situated for access to the Queens Medical Centre, East Midlands Airport and East Midlands Parkway train station, the property is also within easy reach of Nottingham City Centre and a wealth of local facilities.

Viewing is recommended.

Guide Price £265,000





ACCOMMODATION

Glazed double doors open to the entrance porch. From here, a further door opens to the entrance hall. The entrance hall has stairs rising to the first floor, a ceiling light point, a radiator, and doors into the ground floor shower room, and the living room.

The ground floor shower room is fitted with a low flush wc, a pedestal wash hand basin, and a corner shower cubicle with a shower. There is a window to the side, fully tiled walls, and a heated towel rail.

The lounge has a bay window to the front, a gas fire set on a marble effect hearth with a wooden surround, three ceiling light points and a wall light point, a dado rail, coving, French doors into the conservatory, and a door into the kitchen.

Fitted with wall and base units, tiled splash backs and roll edge work surfaces, the kitchen has a one and a half bowl composite sink and drainer unit with a mixer tap over, space and plumbing for a washing machine, an integrated oven, and a four ring gas hob. There is a window to the side, a radiator, two ceiling light points, and a door opening to the garden.

Of UPVC construction, the conservatory has electric points, and French doors opening to the garden.

On reaching the first floor, the landing has doors into three bedrooms.

The main bedroom has a window to the front, a ceiling light point, a radiator, and fitted wardrobes.

Bedrooms two and three both have a window to the rear, a ceiling light point, and a radiator. Bedroom three also has fitted wardrobes.

OUTSIDE

At the front of the property there is a well maintained garden, laid to lawn, with plant and shrub borders, a low walled front boundary, and a pathway to the entrance door.

The block paved driveway provides off road parking for a number of vehicles. There is pedestrian gated access to the rear garden.

Fully enclosed by timber screen fencing, the rear garden is laid mainly to lawn, with mature plants and shrubs.

Council Tax Band

Council Tax Band C. Nottingham City Council.

Amount Payable 2024/2025 £2,248.61.

Referral Arrangement Note

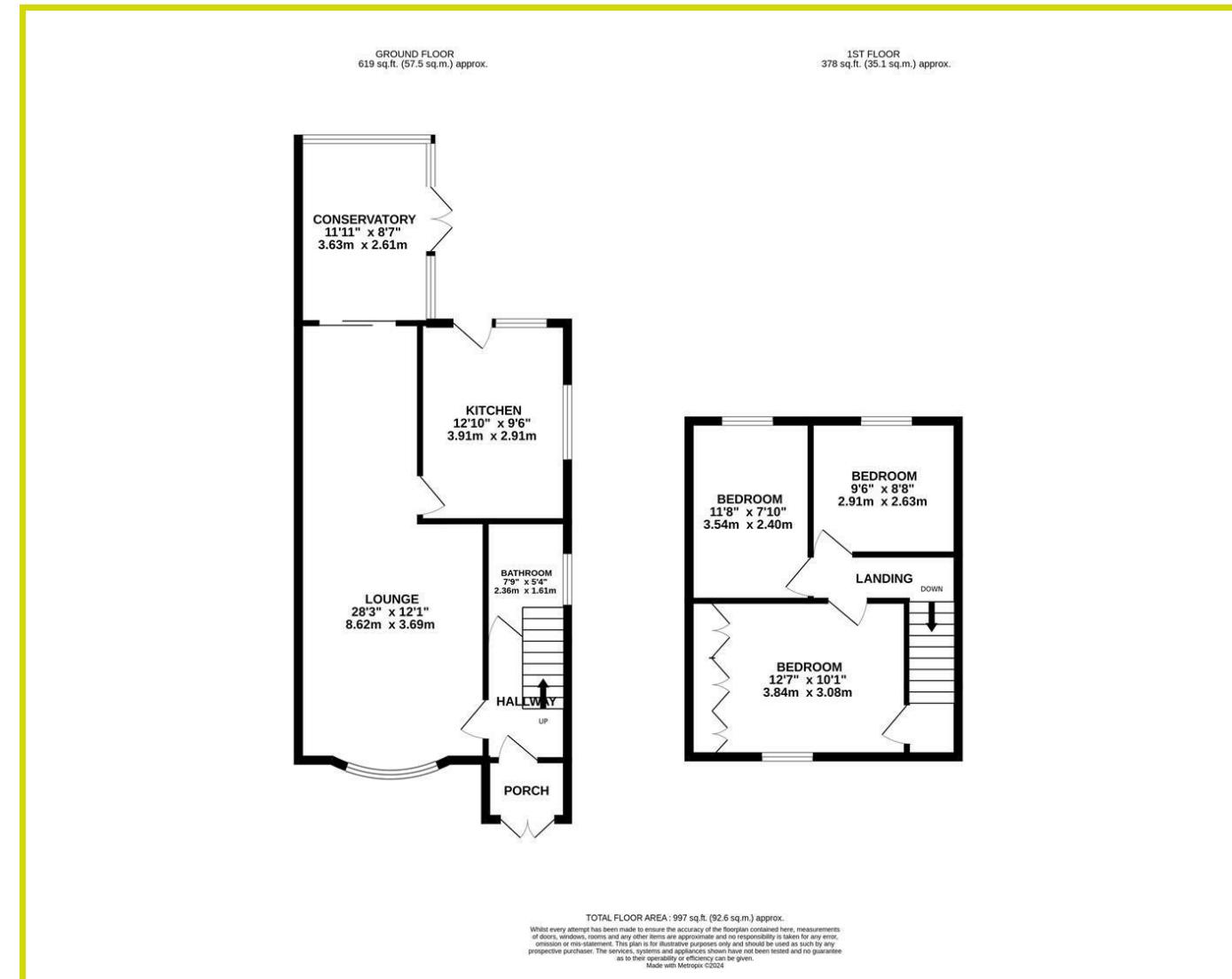
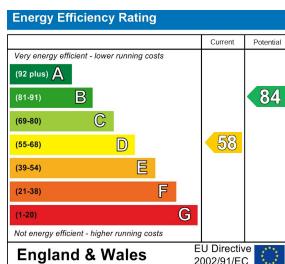
Thomas James Estate Agents always refer sellers (and will offer to refer buyers) to Premier Property Lawyers, Ives & Co, and Curtis & Parkinson for conveyancing services (as above). It is your decision as to whether or not you choose to deal with these conveyancers. Should you decide to use the conveyancers named above, you should know that Thomas James Estate Agents would receive a referral fee of between £120 and £240 including VAT from them, for recommending you to them.

DISCLAIMER NOTES

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MONEY LAUNDERING

Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, Thomas James require any successful purchasers proceeding with a purchase to provide two forms of identification i.e passport or photocard driving license and a recent utility bill. This evidence will be required prior to Thomas James instructing solicitors in the purchase or the sale of a property.



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