

Denholme Road, Nottingham. NG8 4GQ

£240,000 Freehold

FOR SALE



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PROPERTY DESCRIPTION

Derbyshire Properties are delighted to present this three bedroom home. Enjoying a living room with feature fireplace and an outlook to the fore. Dining room with opening into the conservatory and an open-plan aspect to the kitchen. The kitchen has fitted units and space for appliances. To the first floor there are three bedrooms, with the principal bedroom benefiting from fitted furniture. The first floor is completed by a bathroom with white three-piece suite. Driveway providing off-road parking with double gates leading to the side of the property. Low-maintenance front and rear gardens. Within easy access of Wollaton Hall & Park. Convenient for travel links. Early viewing highly recommended.

FEATURES

- Living Room and separate Dining Room
- Kitchen with space for appliances
- Conservatory providing further living space
- Three bedrooms & bathroom with white suite
- Gas fired central heating and double glazing
- Off-road parking & low maintenance rear garden
- Popular location
- Within easy access of Wollaton Hall & Park
- Convenient for major travel links
- Viewing highly recommended



ROOM DESCRIPTIONS

Ground Floor

Accommodation

The property is approached via an exterior door with storm canopy over into:

Entrance Hall

1.16m x 1.33m (3' 10" x 4' 4") with ceiling light point, central heating radiator and stairs leading to first floor landing.

Living Room

3.71m x 3.83m (12' 2" x 12' 7") with ceiling light point, central heating radiator, double glazed window to front elevation and feature fireplace with gas fire.

Dining Room

2.31m x 2.92m (7' 7" x 9' 7") with ceiling light point, central heating radiator, opening into the conservatory and open-plan aspect into the Kitchen.

Kitchen

2.37m x 2.93m (7' 9" x 9' 7") fitted with a matching range of eye and base level units with worktops over incorporating a stainless steel sink unit with single drainer. Space for cooker, washing machine, dishwasher and fridge/freezer. Ceiling light point, central heating radiator, door providing access to understairs storage cupboard, wall mounted boiler, double glazed window to rear elevation and double glazed exterior door to side.

Conservatory

2.50m x 2.81m (8' 2" x 9' 3") providing further living space with doors leading out onto the rear garden.

FIRST FLOOR

Landing

1.75m x 2.34m (5' 9" x 7' 8") with ceiling light point, obscure double glazed window to side elevation, storage cupboard and loft hatch providing access to roof space.

Bedroom One

2.90m x 3.33m (9' 6" x 10' 11") with ceiling light point, central heating radiator, fitted bedroom furniture and double glazed window to front elevation.

Bedroom Two

2.58m x 3.47m (8' 6" x 11' 5") with ceiling light point, central heating radiator and double glazed window to rear elevation.

Bedroom Three

1.76m x 2.46m (5' 9" x 8' 1") with ceiling light point, central heating radiator and double glazed window to front elevation.

Bathroom

1.84m x 2.01m (6' 0" x 6' 7") appointed with a white three-piece suite comprising of an encased panelled bath with shower over and folding shower screen. Pedestal wash hand basin and WC. Ceramic splashback tiling, ceiling light point, central heating radiator and obscure double glazed window to rear elevation.

Outside

To the front of the property is a driveway providing off-road parking leading to double access gates and through onto the rear garden. Both the front and rear garden are low-maintenance, with the rear garden being fully enclosed.

Disclaimer

1. 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.
- 2: These particulars do not constitute part or all of an offer or contract.
- 3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.
- 4: Potential buyers are advised to recheck the measurements before committing to any expense.
- 5: Derbyshire Properties have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
- 6: Derbyshire Properties have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



FLOORPLAN

