



4 Briarwood Avenue, Thorneywood, NG3 6JQ
£190,000



Marriotts



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- Four Bedrooms
- Large extended lounge diner
- Storage rooms beneath
- Ground floor bathroom
- Large carport
- Combination boiler

A spacious extended detached dormer house in need of modernisation. The property has four double bedrooms, two on the ground floor and two on the first floor. Large extended lounge diner, below which are very useful storage rooms/workshop, accessed from the rear garden. Ground floor bathroom and separate toilet, kitchen and garage/carport.



Entrance Hall

With double glazed side entrance door, cloaks cupboard with sliding doors, radiator, cupboard housing the combination gas boiler (installed October 2023), open tread staircase leading to the first floor and doors to all ground-floor rooms.

Lounge Diner

A large L-shaped extended lounge diner, with three radiators, fireplace recess with gas point, several recessed LED downlights, UPVC double-glazed side window and UPVC double-glazed rear windows.

Kitchen

A range of wall and base units with worktops and a stainless steel twin sink unit. Integrated electric oven, four-ring gas hob and extractor, serving hatch to the lounge diner, radiator, double-glazed window and door to the side.

Bedroom 3

A series of fitted wardrobes and separate single wardrobes on either side of the bed space with overhead storage. UPVC double glazed front window and radiator.

Bedroom 4

A series of fitted wardrobes and separate single wardrobes on either side of the bed space with overhead storage. UPVC double glazed front window and radiator.

Bathroom

Consisting of a bath with shower mixer and provisions for an electric shower, half-tiled walls, pedestal wash basin, wood-style laminate flooring, radiator and UPVC double-glazed side window.

Separate Toilet

With a toilet, radiator and UPVC double-glazed side window.

First Floor Landing

With built-in cupboards and doors to two bedrooms.

Bedroom 2

UPVC double-glazed dormer window.

Bedroom 1

With eaves access, UPVC double-glazed window to the side and doorway through to a further potential dressing room with UPVC double-glazed rear window.

Outside

There is parking to the front for two cars, with up and over door into the carport, which has light and power and access to a rear block-paved drying area with an outside tap. Steps leading down to a concrete hard-standing area with a greenhouse and rear garden. There is a large covered area with a tiled floor and door leading into a large under-floor storeroom/workshop with an additional adjoining room.

Material Information







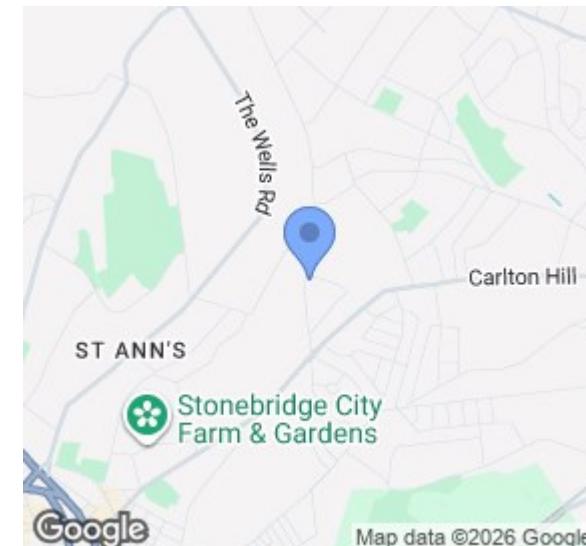
TENURE: Freehold
COUNCIL TAX: Nottingham City - Band D
PROPERTY CONSTRUCTION: cavity brick
ANY RIGHTS OF WAY AFFECTING PROPERTY: no
CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: no
FLOOD RISK: very low
ASBESTOS PRESENT: n/k
ANY KNOWN EXTERNAL FACTORS: n/k
LOCATION OF BOILER: hall cupboard
UTILITIES - mains gas, electric, water and sewerage.
MAINS GAS PROVIDER:
MAINS ELECTRICITY PROVIDER:
MAINS WATER PROVIDER: Severn Trent
MAINS SEWERAGE PROVIDER: Severn Trent
WATER METER: no
BROADBAND AVAILABILITY: Please visit Ofcom - Broadband and Mobile coverage checker.
MOBILE SIGNAL/COVERAGE: Please visit Ofcom - Broadband and Mobile coverage checker.
ELECTRIC CAR CHARGING POINT: not available.
ACCESS AND SAFETY INFORMATION: level side access







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E	47	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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