

HoldenCopley

PREPARE TO BE MOVED

Barnfield, Wilford, Nottinghamshire NG11 7DT

Guide Price £350,000 - £395,000

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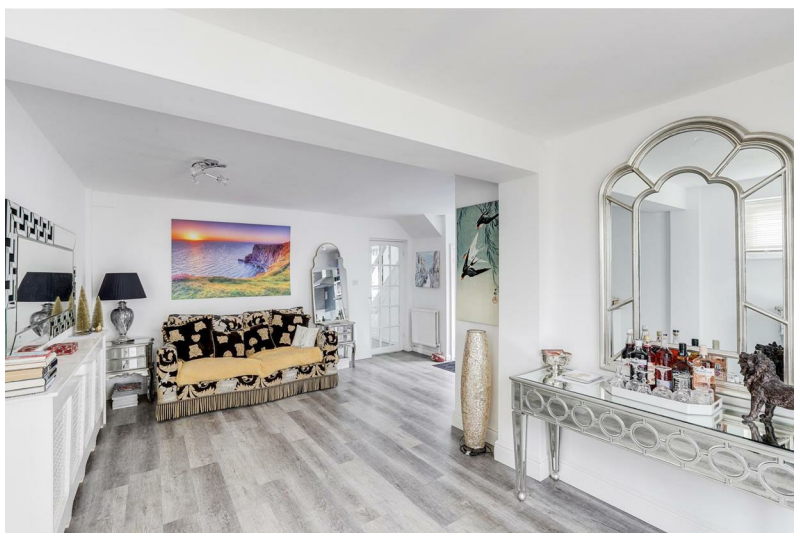


Guide Price £350,000 - £375,000

WELL PRESENTED THROUGHOUT...

Welcome to this beautifully presented three-bedroom detached house, situated in a sought-after location renowned for its convenience and charm. Positioned within close reach of a variety of shops, excellent schools, and transport connections. Upon entering, the hallway provides access to a bright and inviting living room. Adjacent is the heart of the home—a spacious, modern kitchen diner, perfect for family gatherings and entertaining. Off the dining area is a conservatory, offering additional living space and garden views. The upper level features two generously sized double bedrooms, a comfortable single bedroom, and a wet room. Externally, the front of the property boasts a driveway providing off-road parking for multiple cars, access to the garage with ample storage space, and a garden area adorned with decorative stones. The rear garden is fully enclosed and includes a well-maintained lawn, a decorative stone area, a patio seating area, and a variety of plants and shrubs. Additionally, the garden cabin offers a versatile space that can be used for a home office, studio, or playroom.

MUST BE VIEWED





- Detached House
- Three Bedrooms
- Reception Room
- Spacious Kitchen Diner
- Conservatory
- Wet Room
- Garden Cabin
- Driveway & Garage
- Sought-After Location
- Must Be Viewed





GROUND FLOOR

Porch

6'4" x 3'3" (1.95m x 1.01m)

The porch has tiled flooring, UPVC double-glazed windows surround and a sliding door providing access into the accommodation.

Entrance Hall

12'6" x 6'5" (3.82m x 1.96m)

The entrance hall has laminate wood-effect flooring, carpeted stairs, a radiator and a single UPVC door providing access into the accommodation.

Living Room

12'10" x 11'4" (max) (3.93m x 3.46m (max))

The living room has carpeted flooring, a radiator, a feature fireplace with a decorative surround and a UPVC double-glazed window to the front elevation.

Kitchen/Diner

18'6" x 18'1" (max) (5.64m x 5.53m (max))

The kitchen diner has a range of fitted base and wall units with rolled-edge worktops, a composite sink and a half with a drainer and a swan neck mixer tap, an integrated oven, gas hob & dishwasher, an extractor fan, space and plumbing for a washing machine, laminate wood-effect flooring, an in-built storage cupboard, two radiators, two UPVC double-glazed windows to the rear and side elevation, a single UPVC door providing access to the side of the property and sliding patio doors providing access to the conservatory.

Conservatory

9'5" x 9'0" (max) (2.88m x 2.76m (max))

The conservatory has laminate wood-effect flooring, a polycarbonate roof, UPVC double-glazed window surround and double French doors opening out to the rear garden.

FIRST FLOOR

Landing

7'3" x 7'2" (max) (2.22m x 2.20m (max))

The landing has carpeted flooring, ceiling coving, a UPVC double-glazed window to the side elevation, access to the first floor accommodation and access to the loft.

Master Bedroom

13'10" x 10'6" (4.24m x 3.22m)

The main bedroom has carpeted flooring, a radiator and a UPVC double-glazed window to the front elevation.

Bedroom Two

11'1" x 10'6" (max) (3.39m x 3.21m (max))

The second bedroom has carpeted flooring, a radiator, an in-built storage cupboard, and a UPVC double-glazed window to the rear elevation.

Bedroom Three

9'10" x 7'3" (max) (3.02m x 2.21m (max))

The third bedroom has carpeted flooring, a radiator and a UPVC double-glazed window to the front elevation.

Wet Room

8'3" x 7'2" (max) (2.54m x 2.20m (max))

The wet room has a low level dual flush W/C, a pedestal wash basin, a walk-in shower with an electric shower fixture, an extractor fan, a heated towel rail, tiled walls and two UPVC double-glazed obscure windows to the side and rear elevations.

OUTSIDE

Front

To the front of the property is a driveway providing off-road parking for multiple cars, access to the garage, a garden area with decorative stones, a picket fence boundary and a hedge border.

Garage

17'11" x 9'1" (5.47m x 2.78m)

The garage has courtesy lighting, power supply, ample storage space, a window to the side elevation, a single door and an electric up-and-over door.

Rear

To the rear of the property is an enclosed garden with a lawn, a decorative stone area, a paved patio area, plants and shrubs, access to the garden cabin, hedge borders and fence panelling boundary.

Garden Cabin

14'6" x 10'6" (4.43m x 3.21m)

The garden cabin has wood-effect flooring, courtesy lighting, power supply, window to the front elevation and double French doors providing access.

DISCLAIMER

Council Tax Band Rating - Nottingham City Council - Band C

This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

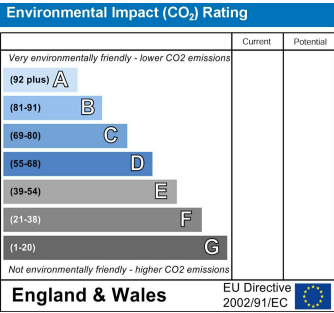
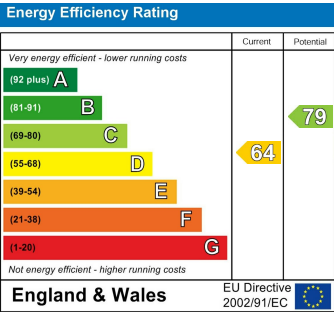
The vendor has advised the following:

Property Tenure is Freehold

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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only. They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.
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01156712555

2 Tudor Square, West Bridgford, Nottingham, NG2 6BT

www.holdencopley.co.uk

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