



**Burford Road  
, Forest Fields NG7 6BD**

**A NEWLY RENOVATED SEMI-DETACHED  
FOUR BEDROOM HOME FOR SALE!**

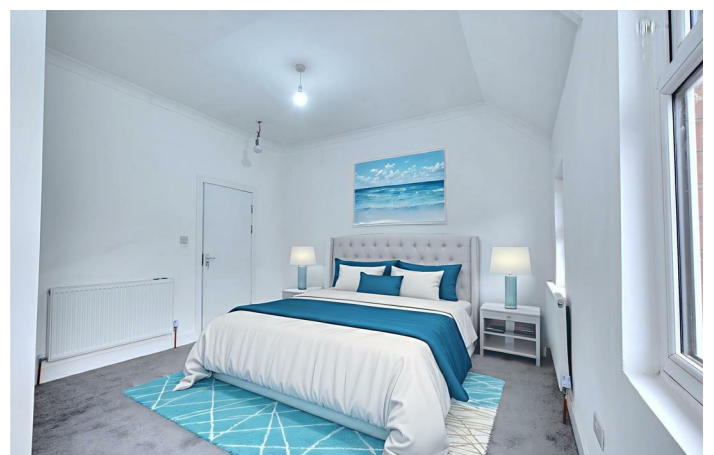
**Offers Over £275,000 Freehold**



This beautifully renovated four bedroom semi-detached home offers spacious and flexible accommodation arranged over multiple floors, finished to a high standard throughout. Boasting an impressive five bathrooms in total, including three generous bedrooms with en-suite facilities, the property is ideally suited to large families, professional sharers or investors alike. Conveniently located close to local shops, schools and excellent transport links, this is a must-see home.

The ground floor comprises two well proportioned reception rooms, providing versatile living and dining spaces, along with a modern fitted kitchen, a useful utility area and access to a cellar offering additional storage. To the upper floors, there are two bedrooms on the first floor and a further two on the second floor, with multiple bathrooms thoughtfully positioned throughout for comfort and convenience.

The property has been fully renovated throughout and further benefits from a newly fitted boiler, ensuring efficiency and peace of mind for the next owner. Offered in move-in-ready condition, this impressive home must be viewed to be fully appreciated. Do not miss out - early viewing is strongly recommended.



### Entrance Hallway

Wooden entrance door to the front elevation leading into the entrance hallway comprising laminate flooring, coving to the ceiling, wall mounted radiator, carpeted staircase leading to the first floor landing, doors leading off to:

### Reception Room One

15'46 x 11'57 approx (4.57m x 3.35m approx)  
UPVC double glazed square bay fronted windows to the front elevation, two wall mounted radiators, laminate flooring, picture rail.

### Reception Room Two

12'04 x 10'18 approx (3.76m x 3.05m approx)  
UPVC double glazed window to the rear elevation, wall mounted radiator, picture rail, coving to the ceiling, laminate flooring.

### Cellar

### Kitchen

12'12 x 10'64 approx (3.66m x 3.05m approx)  
A range of wall and base units with worksurfaces over incorporating a sink and drainer unit with mixer tap, electric oven with four ring gas hob over and extractor hood above, tiled splashbacks, space and point for fridge freezer, UPVC double glazed windows to the side elevation, wooden door to the side elevation, wall mounted radiator, laminate flooring, opening through to the utility space.

### Utility

8'69 x 6'22 approx (2.44m x 1.83m approx)  
UPVC double glazed window to the rear elevation, housing the wall mounted boiler, light and power.

### First Floor Landing

Carpeted flooring, carpeted staircase leading to the second floor landing, wall mounted radiator, doors leading off to:

### Bathroom

Laminate flooring, UPVC double glazed window to the rear elevation, heated towel rail, handwash basin with mixer tap, bath with mixer tap and mains fed rainwater shower over, UPVC splashbacks, WC, extractor fan.

### Shower Room

Laminate flooring, UPVC double glazed window to the side elevation, handwash basin with mixer tap, shower cubicle with mains fed rainwater shower over, UPVC splashbacks, WC, extractor fan.

### Bedroom One

16'73 x 12'05 approx (4.88m x 3.78m approx)  
Carpeted flooring, two wall mounted radiators, two UPVC double glazed windows to the front elevation, coving to the ceiling, door leading through to the en-suite.

### En-Suite

Laminate flooring, UPVC double glazed window to the side elevation, handwash basin with mixer tap, WC, heated towel rail, shower cubicle with mains fed rainwater shower head over, extractor fan, UPVC splashbacks.

### Bedroom Two

10'31 x 11'95 approx (3.05m x 3.35m approx)  
UPVC double glazed window to the rear elevation, carpeted flooring, wall mounted radiator, coving to the ceiling.

### Second Floor Landing

Carpeted flooring, wall mounted radiator, UPVC double glazed window to the rear elevation, doors leading off to:

### Bedroom Three

12'09 x 16'73 approx (3.89m x 4.88m approx)  
Carpeted flooring, two wall mounted radiators, two UPVC double glazed windows to the front elevation, coving to the ceiling, door leading through to the en-suite.

### En-Suite

Laminate flooring, UPVC double glazed window to the side elevation, handwash basin with mixer tap, WC, heated towel rail, shower cubicle with mains fed rainwater shower head over, extractor fan, UPVC splashbacks.

### Bedroom Four

12'07 x 10'45 approx (3.84m x 3.05m approx)  
UPVC double glazed window to the rear elevation, carpeted flooring, coving to the ceiling, wall mounted radiator, door leading through to the en-suite.

### En-Suite

Vanity wash hand basin with mixer tap, UPVC double glazed window to the side elevation, WC, UPVC splashbacks, heated towel rail, shower cubicle with mains fed rainwater shower over, extractor fan.

### Agents Notes: Additional Information

Council Tax Band: B

Local Authority: Nottingham

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 16mbps Ultrafast 1800mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

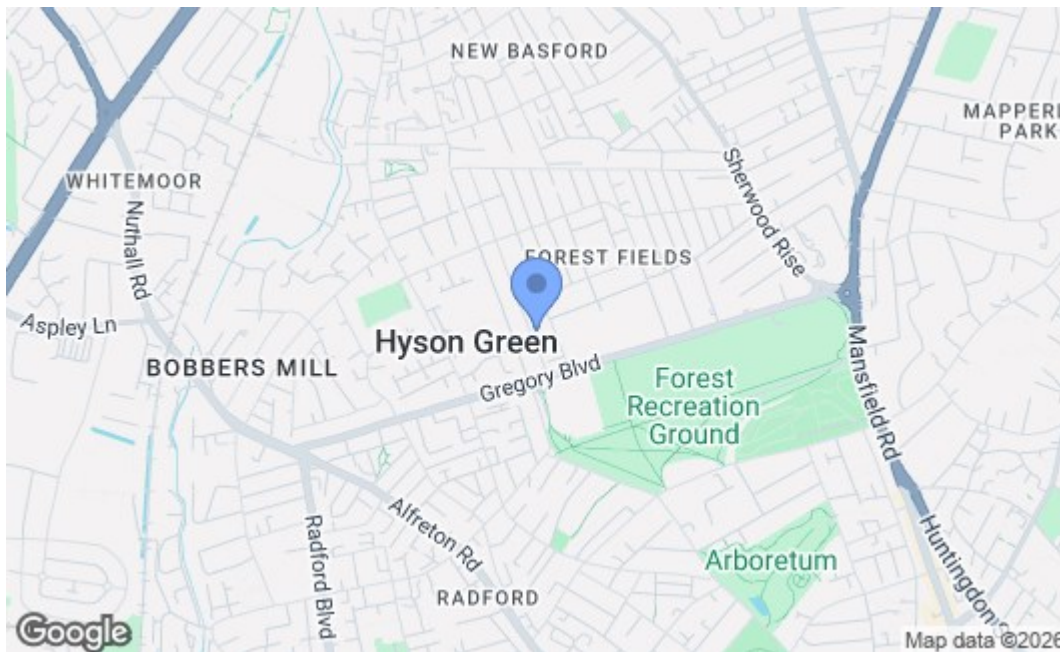
Flood Defences: No

Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.