



St Thomas More Close,
, Nottingham
NG8 2FN

£370,000 Freehold



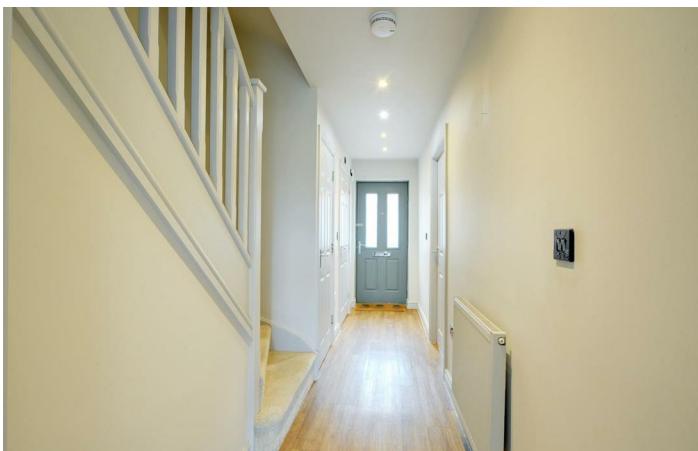
A modern beautifully presented four bedroom semi detached town house.

Tucked away in a small and private development, this excellent house offers a versatile interior with generous accommodation arranged over three floors that would appeal to a wide variety of potential purchasers.

In brief, internal accommodation comprises entrance hall with store cupboard, WC, kitchen diner and sitting room to the ground floor. Rising to the first floor there are three bedrooms and a family bathroom. To the second floor is a master en-suite bedroom.

Outside, the property has a drive providing ample car standing with a garage beyond, well manicured gardens to both front and rear.

Well placed for local transport links, shops, schools and parks, this ready to move into property is a great opportunity, well worthy of viewing.



ENTRANCE

A composite double glazed entrance door leads to the hallway.

HALLWAY

Radiator, useful storage cupboard housing a Vaillant Combi boiler, stairs off to the first floor landing.

WC

WC, pedestal wash hand basin with tiled splashback, radiator, extractor.

KITCHEN DINER

17'6" x 8'1" (5.35 x 2.47)

With a range of modern fitted wall and base units, work surfacing with splashback, one and half bowl sink with mixer tap, inset electric hob with air filter above, inset electric oven, integrated dishwasher, two uPVC double glazed windows, two radiators, tiled flooring.

SITTING ROOM

15'3" x 13'5" max (4.67 x 4.10 max)

uPVC double glazed patio door leading to the rear garden with flanking windows, two radiators, useful understairs storage cupboard.

FIRST FLOOR LANDING

Storage cupboard, stairs off to second floor landing.

BEDROOM TWO

15'3" x 9'1" (4.67 x 2.77)

uPVC double glazed window, radiator, mirror fronted wardrobes.

BATHROOM

Modern fitments in white comprising WC, pedestal wash hand basin, shaver point, bath with shower off the taps, part tiled walls, tiled flooring, wall mounted heated towel rail, uPVC double glazed window, extractor fan.

BEDROOM THREE

10'7" x 8'2" (3.24 x 2.50)

uPVC double glazed window, radiator.

BEDROOM FOUR

6'9" x 7'1" (2.07 x 2.18)

uPVC double glazed window, radiator.

SECOND FLOOR LANDING

With store cupboard and radiator.

MASTER BEDROOM

18'11" x 11'8" max (5.79 x 3.56 max)

uPVC double glazed window and radiator.

EN-SUITE

Modern fitments in white comprising WC, pedestal wash hand basin with shaver point, shower cubicle with shower, part tiled walls, tiled flooring, wall mounted heated towel rail, Velux window, extractor fan.

OUTSIDE

To the front the property has paving, established shrubs and a drive leading along the side of the property with an outside tap and garage beyond. To the rear the property has an enclosed and private garden which is primarily lawned with stocked beds and borders, a patio and garage.

GARAGE

16'8" x 8'6" (5.10 x 2.61)

Up and over door to the front, light and power.

Council Tax Band

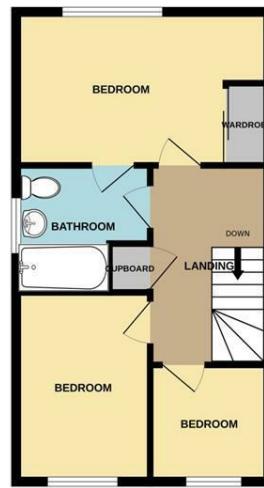
Nottingham City Council Band C



GROUND FLOOR
605 sq.ft. (56.2 sq.m.) approx.

1ST FLOOR
424 sq.ft. (39.4 sq.m.) approx.

2ND FLOOR
239 sq.ft. (22.2 sq.m.) approx.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	94	
(81-91) B	85	
(69-80) C		
(55-68) D		
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.