Robert Ellis

look no further...

Franklyn Gardens,
, Nottingham
NG8 3NZ

£360,000 Freehold

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An extended four/five bedroom detached house on a generous and private corner plot.

This individual house with a spacious and versatile interior with modern fixtures and fittings is likely to appeal to variety of potential purchasers but is considered ideal for a family looking for larger accommodation.

In brief the internal accommodation comprises; entrance porch, entrance hallway, large sitting room, lounge and breakfast kitchen, rising to the first floor there is a large walking storage cupboard, four bedrooms and two shower rooms.

Outside the property sits on a private corner plot with a low maintenance garden, patio and drive (with potential to extend and create a larger driveway) with detached garage beyond.

Tucked away in a small cul-de-sac position, well placed for excellent local transport links, facilities, schools and a range of other amenities.

UPVC double glazed entrance door with flanking window leads to porch, with tiled flooring and second wooden door leads to hallway.

Entrance Hallway
UPVC double glazed window, radiator, meter cupboard, stairs to first floor landing and stairs to under stair cupboard/pantry.

Sitting Room
24'5" x 11'10" (7.45m x 3.63m)
Two UPVC double glazed windows, two radiators, stone style fire surround with tiled hearth and inset electric fire.

Lounge
13'5" x 11'9" (4.11 x 3.60m)
UPVC double glazed window and radiator.

Kitchen
21'4" x 9'9" (6.51m x 2.99m)
A range of wall, base and drawer units, work surfaces with tiled splashback, inset gas hob with air filter above, fitted breakfast bar, integrated electric oven and grill, single sink and drainer unit with mixer tap, plumbing for washing machine, further appliance space, tiled flooring, radiator, patio doors leading to the exterior.

First Floor Landing
UPVC double glazed window, radiator and large walking storage area with fitted cupboard.

Bedroom One
11'10" x 11'10" plus bay window (3.62m x 3.61m plus bay window)
UPVC double glazed window, radiator and fitted wardrobe.

Bedroom Two
13'4" x 11'10" (4.07m x 3.62m)
UPVC double glazed window, radiator and fitted wardrobes.

Bedroom Three
9'10" x 8'11" (3.01m x 2.73m)
UPVC double glazed window and radiator.

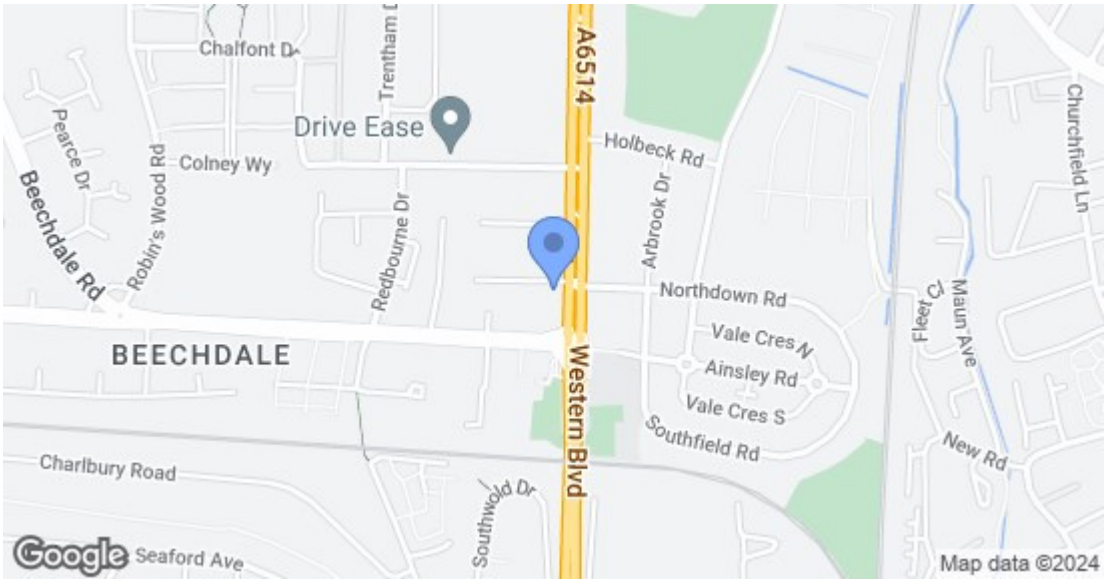
Bedroom Four
10'11" x 8'11" (3.35m x 2.73m)
UPVC double glazed window and radiator.

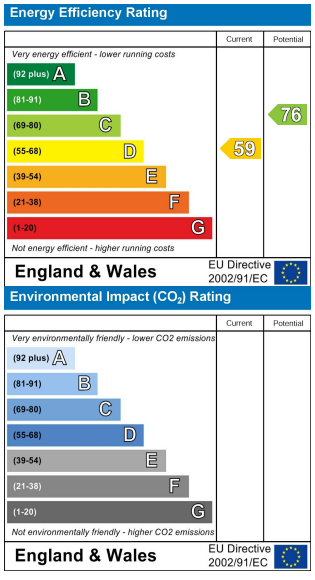
Shower Room
Fitments in white comprising; low level WC, wash hand basin inset to vanity unit, shower cubicle with Triton shower over, fully tiled walls, radiator, extractor fan and UPVC double glazed window.

Shower Room Two
Fitments in white comprising pedestal wash hand basin, low level WC, shower cubicle with pipes for the shower but not fitting, wall mounted heated towel, fully tiled walls and UPVC double glazed window.

Outside
The property has a private and established garden to three sides with borders, a bark chipped area and a patio. The property benefits from a drive providing car standing (potential to create a larger driveway to the front and side) with the detached garage beyond.

Garage
22'11" x 8'6" (6.99m x 2.59m)
Up and over door to the front, windows and pedestrian door to the side, light and power.





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.

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