



Wroxham Drive,  
Nottingham  
NG8 2QR

**£375,000 Freehold**



An extended three bedroom linked detached house with garage.

Situated in this sought-after and well established residential location, just a stones throw away from a variety of local shops and amenities including, schools, transport links, the Queens Medical Centre and the A52 and M1 for journeys further afield. This fantastic property is considered an ideal opportunity for a variety of potential purchasers including, first time buyers, young professionals and families.

In brief the internal accommodation comprises; entrance hall, guest WC, lounge diner, conservatory, kitchen/breakfast room and an integral garage to the ground floor with a light and airy landing, three good sized bedrooms and a bathroom to the first floor.

Outside to the front of the property you will find a blocked paved driveway and a garden with a range of mature plants and shrubs bordered with slate chippings. To the rear of the property you will find a private and enclosed well maintained garden which includes a patio area overlooking the lawn beyond, a range of mature trees and shrubs, stocked beds and borders, useful storage shed, a second patio at the end of the garden and fenced boundaries.

Offered to the market with the benefit UPVC double glazing and gas central throughout, along with a light and airy versatile interior and in ready to move in condition, this property truly must be viewed in order to be fully appreciated.



### Entrance Hall

UPVC double glazed entrance door with flanking windows, radiator, stairs to the first floor, cloak cupboard and doors to the guest WC, kitchen breakfast room and lounge diner.

### Lounge Diner

25'3" x 11'1" (7.71m x 3.4m )

A carpeted reception room with two radiators, UPVC double glazed window to the front, gas fire with stone surround and UPVC double glazed French doors with flanking windows to the conservatory.

### Conservatory

11'10" x 9'11" (3.63m x 3.04m )

UPVC and brick construction, laminate flooring, radiator and UPVC French doors to the rear patio.

### Kitchen Breakfast Room

15'7" x 9'3" (4.75m x 2.84m )

This extended room includes a range of wall, base and drawer units, work surfaces, laminate flooring, one and half bowl sink and drainer unit with mixer tap, integrated double electric oven with electric hob and extractor fan over, tiled splash backs, integrated fridge freezer, plumbing for a washing machine. radiator, UPVC double glazed door and window to the rear and a door to the garage.

### Garage

15'7" x 9'1" (4.77m x 2.77m )

With up and over garage door to the front, light and power.

### Guest WC

Fitted with a low level WC

### First Floor Landing

UPVC double glazed window to the side and doors to the bathroom and three bedrooms.

### Bedroom One

13'6" x 12'1" (4.11m x 3.68m )

A carpeted double bedroom with a built in wardrobe, UPVC double glazed window to the front and radiator.

### Bedroom Two

11'5" x 11'1" (3.49m x 3.39m )

A carpeted double bedroom with a built in wardrobe, UPVC double glazed window to the rear and radiator.

### Bedroom Three

8'11" x 6'11" (2.74m x 2.13m )

A carpeted bedroom with UPVC double glazed window to the front, radiator and loft hatch.

### Bathroom

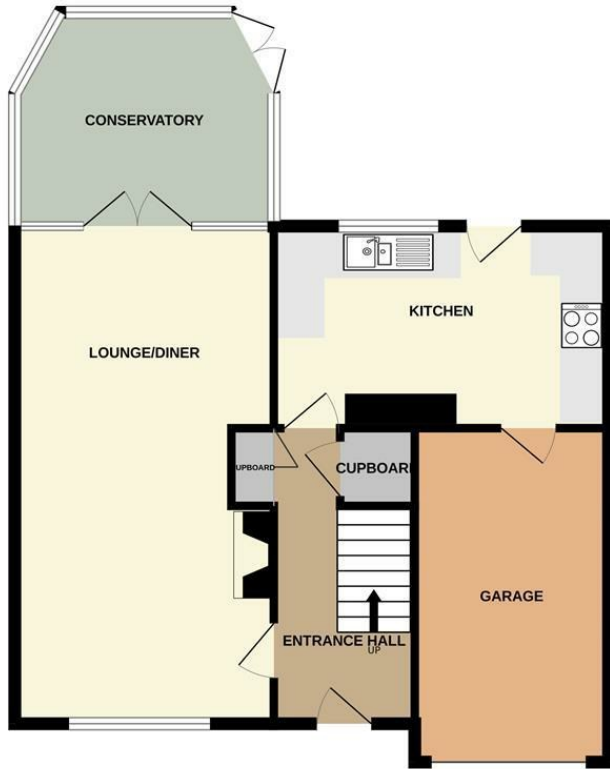
Incorporating a four piece suite comprising; panelled bath, shower cubicle, pedestal wash hand basin, low level WC, laminate flooring, tiled walls, UPVC double glazed window to the rear and radiator.

### Outside

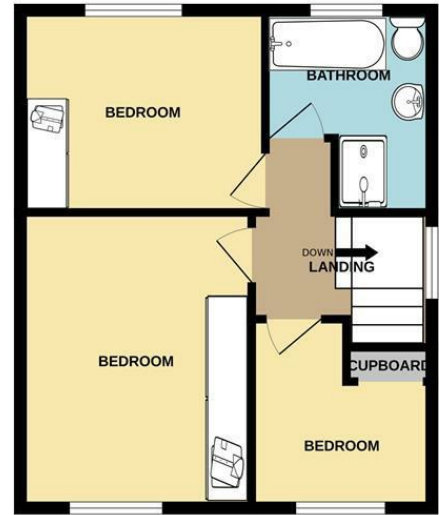
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GROUND FLOOR  
731 sq.ft. (67.9 sq.m.) approx.

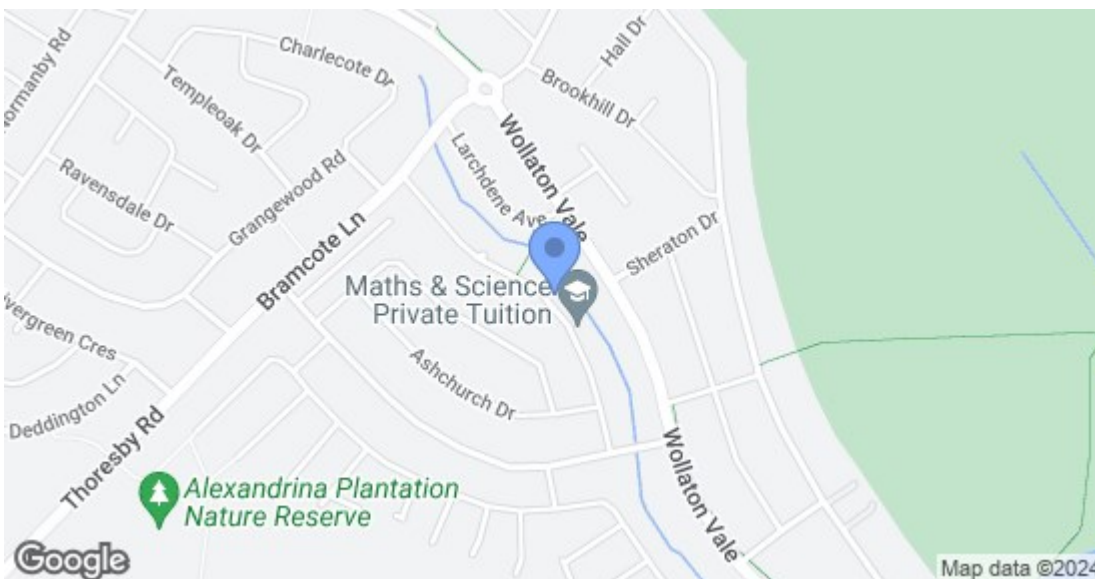


1ST FLOOR  
429 sq.ft. (39.9 sq.m.) approx.



TOTAL FLOOR AREA: 1160 sq.ft. (107.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B		72	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b> 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			
<b>England &amp; Wales</b> EU Directive 2002/91/EC			

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