Robert Ellis

look no further...

Coachmans Croft,
, Nottingham
NG8 1JJ

£325,000 Freehold

A spacious three bedroom detached house with a detached garage.

Situated in this sought-after and convenient residential location within easy reach of a variety of local shops and amenities including schools, transport links, nature reserves, Wollaton Park and the Queens Medical Centre this fantastic property is considered an ideal opportunity for a range of potential purchasers including; first time buyers, young professionals and families.

In brief the internal accommodation comprises; entrance hall, WC, lounge, dining room, kitchen and conservatory to the ground floor and to the first floor you will find a primary bedroom with En-suite, second double bedroom and a third single bedroom and family bathroom.

To the front of the property you will find a gravelled garden with raised and stocked beds, mature shrubs and a concrete driveway with gated side access leading to the private and enclosed rear garden which includes a patio over looking the gravelled area beyond, mature shrubs and plants and fence boundaries.

Enjoying this quiet and peaceful cul-de-sac location and being offered to the market with the benefit of ready to move in condition and a light and airy living space this great property truly must be viewed in order to be fully appreciated.

Entrance Hall
Double glazed door to front, stairs leading to the first floor, radiator and doors leading into the lounge and WC.

WC
Fitted with a low level WC, wall mounted wash hand basin, tiled splash back, vinyl flooring, radiator and obscured UPVC double glazed window to the front and radiator.

Lounge
13'8" x 12'4" (4.17m x 3.78m)
UPVC double glazed window to the front, carpet flooring, gas fire with Adam-style mantle, radiator, door to the kitchen and opening into the dining room.

Dining Room
9'11" x 7'1" (3.04m x 2.17m)
Carpet flooring, radiator and double glazed sliding doors leading into the conservatory.

Conservatory
9'6" x 7'8" (2.91m x 2.35m)
UPVC and brick construction, tiled flooring and UPVC double glazed door leading to rear garden.

Kitchen
9'11" x 8'1" (3.04m x 2.48m)
Fitted with a range of wall, base and drawer units, work surfaces, one and a half bowl sink and drainer unit with mixer tap, integrated electric oven with electric hob above and air filter over, tiled splashback, vinyl flooring, integrated fridge freezer, plumbing for a washing machine, UPVC double glazed window to the rear, useful under stairs storage cupboard and double glazed door the side.

First Floor Landing
UPVC double glazed window to the side, loft hatch, airing cupboard housing hot water cylinder and doors leading into the bathroom and three bedrooms.

Bedroom One
12'5" x 10'8" (3.79m x 3.26m)
Two UPVC double glazed windows to the front, carpet flooring, fitted wardrobes and drawers, radiator and door leading into the En-suite

En-suite
Fitted with a shower, wash hand basin inset to vanity unit, tiled flooring and splashbacks, extractor fan and radiator.

Bedroom Two
8'9" x 7'6" (2.69m x 2.31m)
UPVC double glazed window to the rear, built in wardrobes and drawers, carpet flooring and radiator.

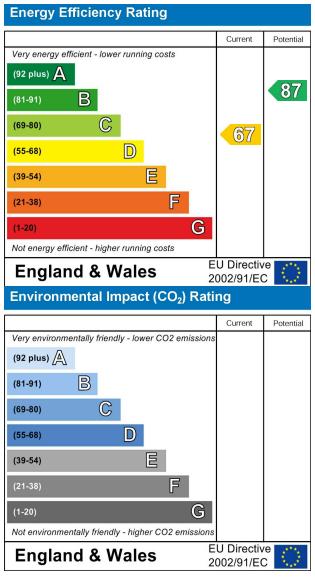
Bedroom Three
7'6" x 6'7" (2.31m x 2.02m)
UPVC double glazed window to the rear and radiator.

Bathroom
Incorporating a three piece suite comprising; panelled bath with electric shower over, pedestal wash hand basin, tiled walls, extractor fan, radiator and obscured UPVC double glazed window to the side.

Outside
To the front of the property you will find a gravelled garden with raised and stocked beds, mature shrubs and a concrete driveway with gated side access leading to the private and enclosed rear garden which includes a patio over looking the gravelled area beyond, mature shrubs and plants and fence boundaries.

Garage
17'6" x 8'11" (5.35m x 2.73m)
With an up and over garage door to the front, pedestrian door to the side and power and electricity.

Council tax Band
Nottingham City Council Band D



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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