



Saxton Avenue,
Nottingham
NG8 6BR

£460,000 Freehold



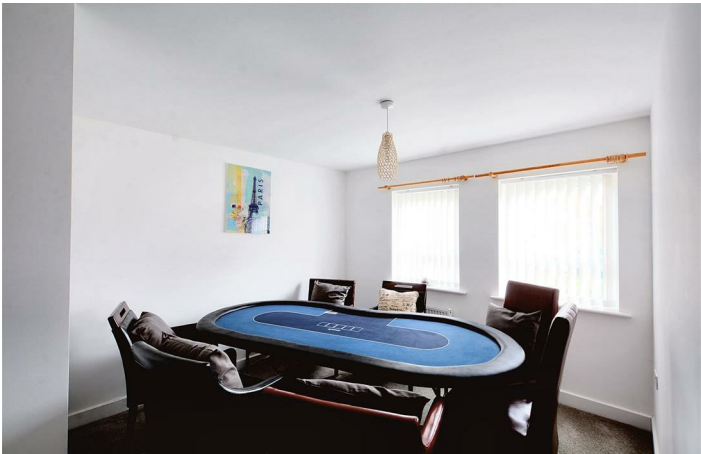
An immaculately presented four bedroom modern detached house constructed by David Wilson in 2017.

Having been meticulously maintained by the current vendor this stylish and contemporary living space with generous open plan reception areas will appeal to a wide variety of potential purchasers but it considered ideal for a family looking for larger accommodation.

In brief the internal accommodation comprises; spacious entrance hall, downstairs WC, sitting room, study, open plan kitchen diner and living area and utility. Rising to the first floor is a landing, main bedroom suite, three further bedrooms and family bathroom.

Outside the property has a landscaped front garden providing ample car standing with the garage beyond and to the rear has an enclosed primarily lawned garden with patio and stocked borders.

Well placed for a wide range of local amenities including shops, parks, schools and excellent transport links, this ready to move into property simply must be viewed in order to fully appreciated.



Entrance Hallway

Composite double glazed entrance door, radiator and stairs off to the first floor landing.

Study

9'5" x 7'8" (2.88m x 2.35m)

UPVC double glazed window and radiator.

Sitting Room

17'7" x 12'1" (5.38m x 3.70m)

UPVC double glazed bay window, radiator and an inset contemporary fuel effect electric fire with Adam-style surround.

Kitchen Diner/Living Area

19'11" x 11'3" plus bay (6.09m x 3.44m plus bay)

With an extensive range of modern fitted wall and base units, work surfacing with tiled splashback, one a half bowl sink and drainer unit with a mixer flexible tap, inset gas hob with air filter above, inset electric oven and grill, integrated fridge freezer and dishwasher, two radiator, UPVC double glazed window and patio door to the rear garden.

Utility

8'3" x 5'2" (2.52m x 1.60m)

Fitted wall and base units, work surfacing with splashback, single sink and drainer unit with mixer tap, plumbing for a washing machine, space for a dryer, concealed Ideal boiler, extractor fan and double glazed entrance door leading to the exterior.

Downstairs WC

Fitments in white comprising; pedestal wash hand basin with tiled splashback, low level WC, radiator, UPVC double glazed window and useful under stair storage cupboard.

First Floor Landing

UPVC double glazed window, loft hatch and airing cupboard housing the hot water cylinder with slatted shelves above.

Main Bedroom Suite

12'11" x 12'1" (3.95m x 3.70m)

UPVC double glazed window, radiator and fitted wardrobes.

En-Suite

7'1" x 4'5" (2.17m x 1.37m)

Fitments in white comprising; pedestal wash hand basin, shaver point, low level WC, double shower cubicle with mains control shower over, part tiled walls, UPVC double glazed window, extractor fan, inset ceiling spot lights, wall mounted heated towel rail.

Bedroom Two

13'4" x 9'5" (4.08m x 2.89m)

UPVC double glazed window and two radiators.

Bedroom Three

14'4" decreasing to 9'8" x 10'2" (4.37m decreasing to 2.95m x 3.10m)

Two UPVC double glazed windows and radiator.

Bedroom Four

9'4" x decreasing to 7'5" x 10'2" (2.87m x decreasing to 2.27m x 3.11m)

UPVC double glazed window and radiator.

Bathroom

8'8" x 7'6" (2.66m x 2.3m)

Fitments in white comprising; low level WC, pedestal wash hand basin, bath, shower cubicle with mains control shower over, part tiled walls, wall mounted heated towel rail, tiled flooring, UPVC double glazed window and extractor fan.

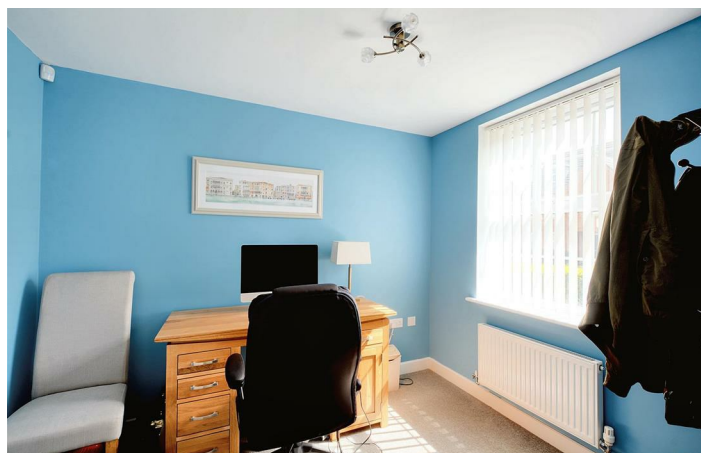
Outside

To the front the property has a landscaped garden with gravelled area and hedge and a drive providing car standing with the garage beyond. Gated access leads to the private and enclosed rear garden which comprises; patio, lawn, stocked beds and borders, mature shrubs and trees.

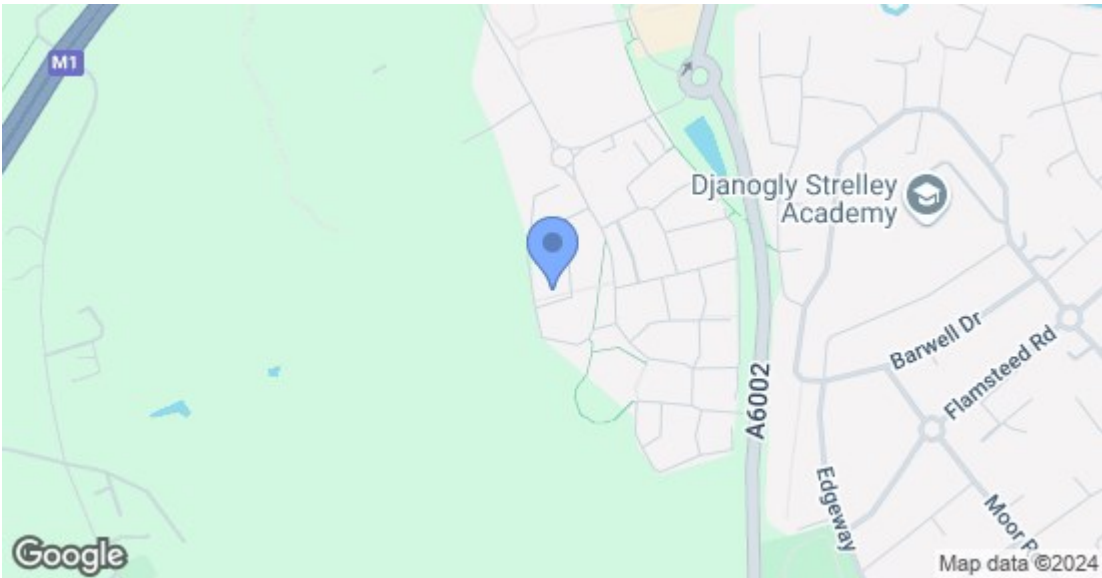
Garage

16'9" x 8'9" (5.11m x 2.67m)

Up and over door, light and power.



Robert Ellis
ESTATE AGENTS



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	84	92
(81-91) B		
(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.