



Franklyn Gardens,
, Nottingham
NG8 3NZ

£360,000 Freehold



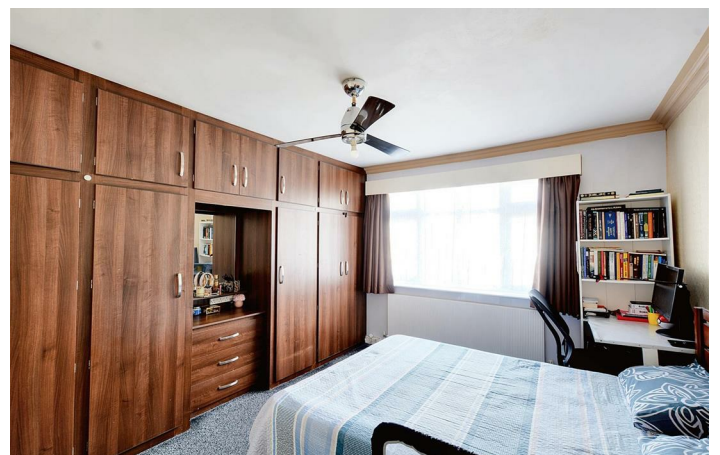
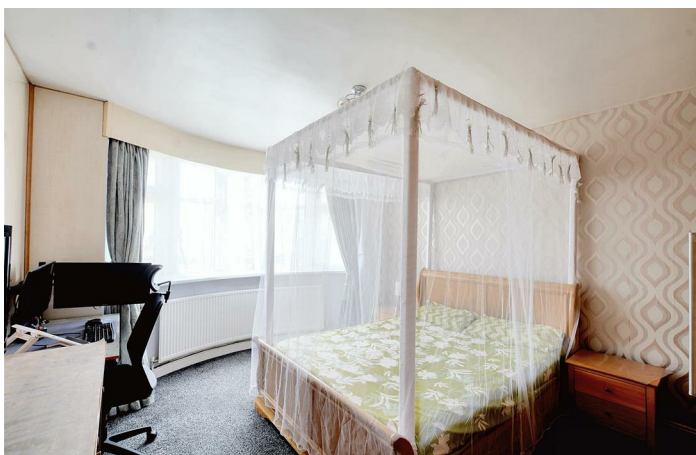
An extended four/five bedroom detached house on a generous and private corner plot.

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.

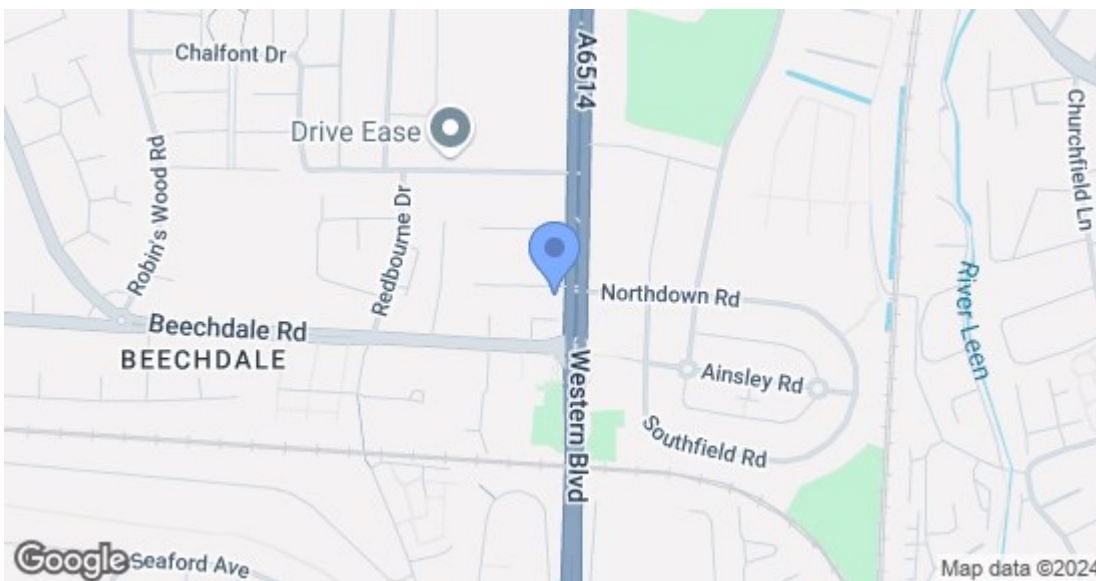
Garage

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.



Robert Ellis
ESTATE AGENTS



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
	76
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.