



Coachmans Croft  
, Nottingham  
NG8 1JJ

**£325,000 Freehold**



A beautifully presented three-bedroom semi-detached property, with the advantage of no upward chain.

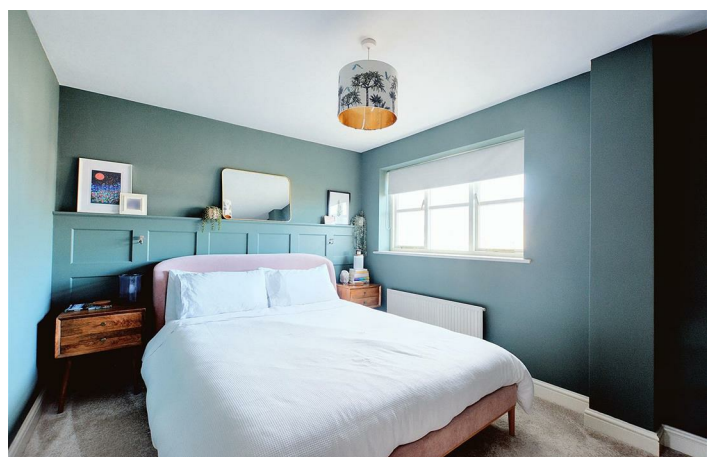
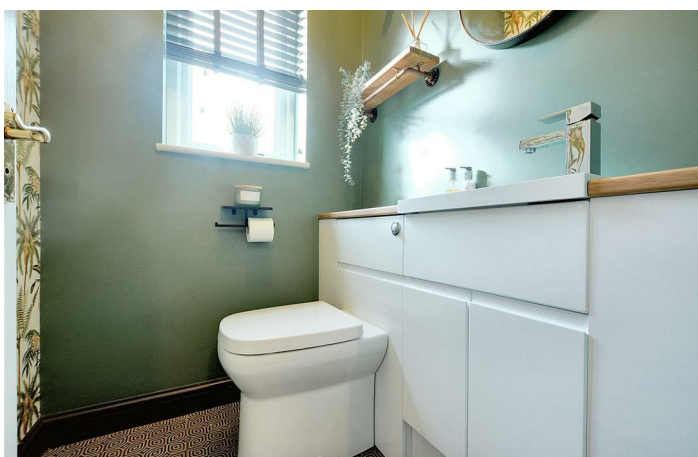
Positioned in a quiet cul de sac, just a short walk from Wollaton Hall and Deer Park, the property benefits from a wealth of local amenities including shops, public houses, healthcare facilities, restaurants, and transport links with a bus stop being just a short walk away.

This fantastic property would be considered an ideal opportunity for a large variety of buyers including first time purchasers, young professionals or any growing families looking for their next family home.

In brief the internal accommodation comprises; entrance hall, living and sitting/dining room, kitchen and guest cloakroom to the ground floor. Then rising to the first floor there is the main bedroom suite a further two good sized bedrooms and family bathroom.

Outside to the front of the property there is a paved driveway and pebbled area leading to an integral garage. Then to the rear is an enclosed garden primarily lawned.

Offered to the market with ready to move in condition and gas central heating throughout, this wonderful property is truly worth a early internal viewing in order to be fully appreciated.



### Entrance Hallway

UPVC double glazed entrance door, tiled flooring, traditional style radiator, stairs leading to the first floor and doors leading into the living room and guest cloakroom.

### Guest Cloakroom

Fitted with a low level WC and slimline wash hand basin inset to vanity unit, tiled flooring, radiator and obscure UPVC double glazed window to the front.

### Living Room

15'8" x 9'8" (4.80m x 2.96m )

UPVC double glazed window to the front, laminate flooring, feature gas fire place with Adam-style mantle, radiator, useful under stair storage cupboard. door leading into the kitchen and double doors leading into the sitting/dining room.

### Sitting/Dining Room

9'4" x 8'3" (2.85m x 2.53m )

UPVC double glazed sliding patio doors to the rear, laminate flooring and radiator.

### Kitchen

12'5" x 7'6" (3.79m x 2.29m )

Fitted with a range of wall, base and drawer units, rolled edge work surfacing with tiled splashback, stainless steel sink and drainer unit with mixer tap, integrated electric oven with inset gas hob above and extractor fan over, space and plumbing for washing machine and dishwasher, further useful appliance space, laminate flooring, radiator, door leading into the internal garage and window to the rear.

### First Floor Landing

With stairs rising room the ground floor, carpet flooring, loft access, spacious storage cupboard, spot lights to ceiling and doors leading into the bathroom and three bedrooms.

### Main Bedroom Suite

12'1" x 9'4" (3.69m x 2.87m )

A carpeted double room with feature panelled wall, radiator and door leading into the en-suite.

### En-Suite

Fitted with a three piece suite comprising, fully tiled shower cubicle with electric shower, pedestal wash hand basin, low level WC, tiling to floor and walls and window to the rear.

### Bedroom Two

11'7" x 9'8" (3.54m x 2.96m )

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

### Bedroom Three

9'5" x 6'6" (2.89m x 1.99m )

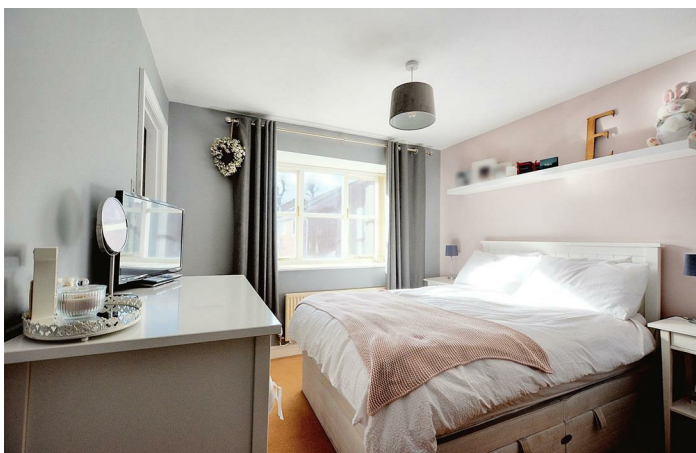
A carpeted room with radiator and window to the rear.

### Bathroom

A recently fitted three piece suite comprising; panelled bath with mains control shower over and shower hand set, low level WC, wash hand basin inset to vanity unit, complementary tiling to walls and floor, wall mounted heated towel rail and UPVC double glazed window to the front.

### Outside

To the front of the property there is a pebbled area with a tarmac driveway to the side providing off road car parking with the integral garage beyond. To the rear of the property is a private and enclosed rear garden which has a seating area overlooking the lawn, a further patio area to rear and fence boundaries.



**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			
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	

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.