







\*\*\* RECENTLY REDUCED FOR A QUICK SALE \*\*\*

Positioned within a cul-de-sac location, this detached family home offers spacious accommodation, ideal for a growing family. The property benefits from double glazing and gas central heating throughout.

Upon entering, the home features a front porch leading to a welcoming reception hallway. The lounge, located at the front elevation, opens into the dining room, which has patio doors leading to the uPVC double-glazed conservatory. The kitchen, situated at the rear of the house, includes a selection of fitted units, a walk-in pantry, and a back door providing access to the rear garden.

The first floor comprises three generous bedrooms. The master bedroom is equipped with a range of fitted wardrobes and drawers. There is also a separate fitted bathroom and an additional WC on this floor.

Externally, the property includes a paved driveway leading to the side of the home, with gates opening into the mature rear garden.

This versatile family home is conveniently located within easy reach of the Trent Washlands and Ferry Foot Bridge, providing access into town.



 **ABODE**  
SALES & LETTINGS



## The Description

A detached family home offering good size accommodation with the benefit of double glazing and gas central heating supplied by the gas fired combination boiler.

The home opens with an enclosed porch, welcoming reception hallway with stairs rising to the first floor, & door into the lounge on the front elevation with the focal point being a gas fire with stone surround with open plan access to the dining room area. The double glazed conservatory on the rear aspect has a tile floor with polycarbonate roof door opening into the rear garden with sliding patio doors to the dining room. The kitchen on the rear aspect has a walk-in pantry housing the gas fired combination boiler with back door to the rear garden, a selection of fitted units, breakfast bar and freestanding appliance spaces for cooker and fridge freezer.

The first floor provides three generous bedrooms, with the master bedroom having a section of fitted wardrobes with matching drawers. The separate bathroom has a corner scorner bath, hand wash basin, WC and complimentary wall tiling and the additional separate WC off the landing.

Outside is a front block paved driveway leading to the side of the home allowing access to the mature rear garden with paved patio and elevated lawn area.









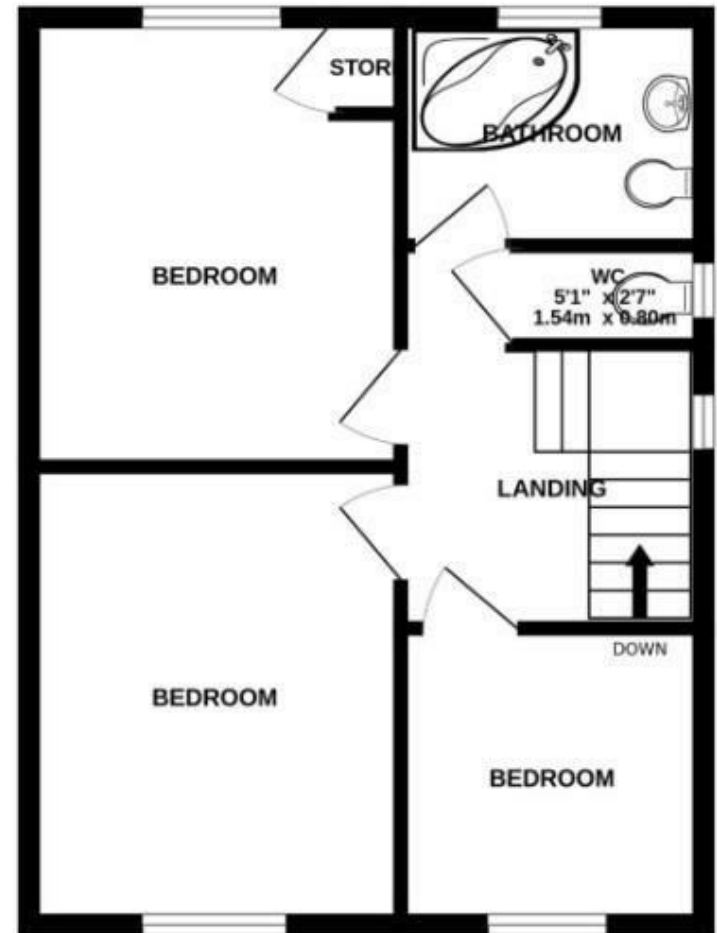
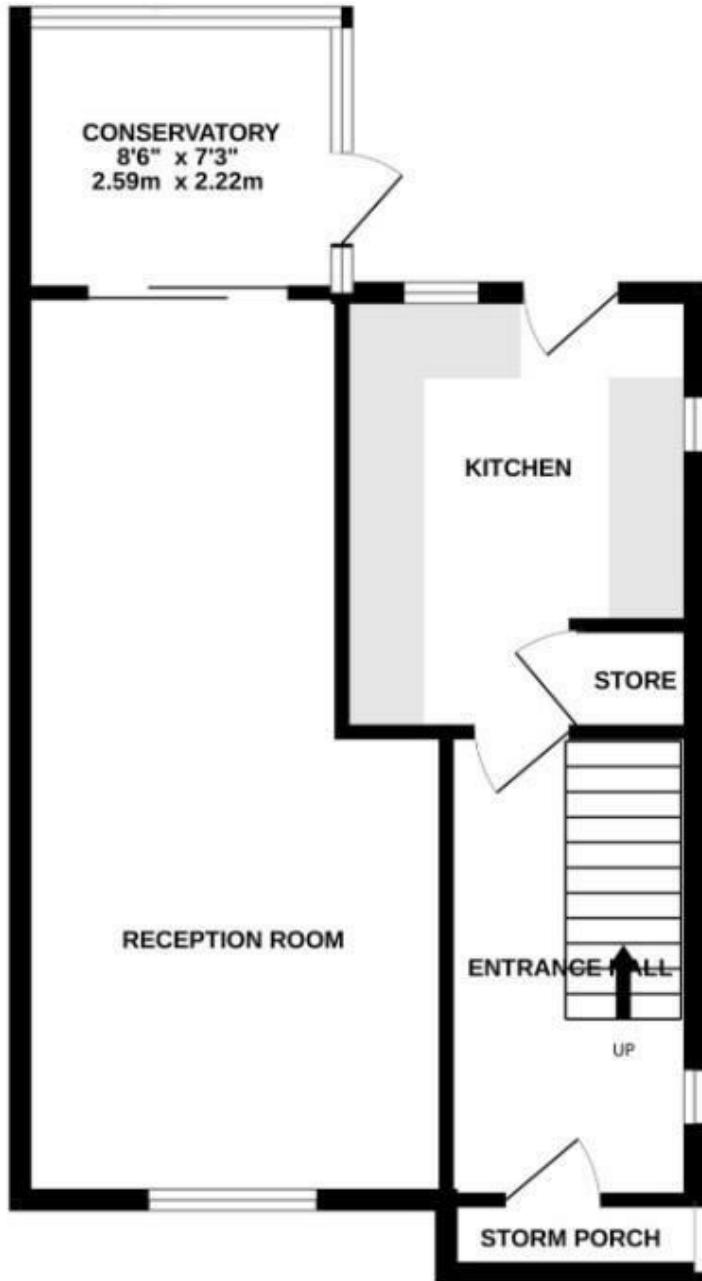






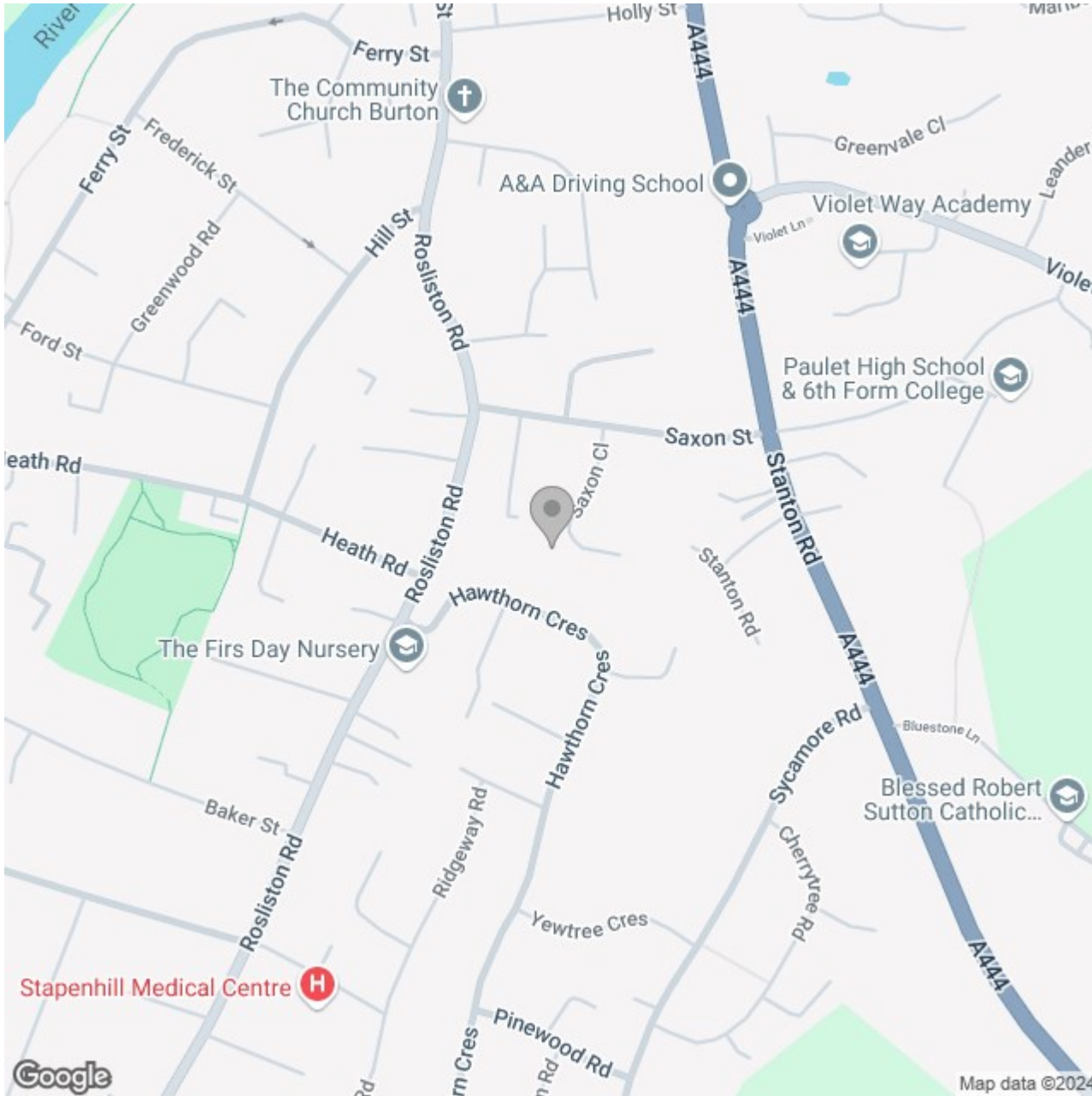












## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>54</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	