



Beauclerk Drive, Heron Ridge, Nottingham, NG5 9BA
£200,000 Freehold


MARTIN&CO

Beauclerk Drive, Heron Ridge, Nottingham

3 Bedrooms, 1 Bathroom

£200,000

- Three Bedroom Semi-Detached House
- Cul-De-Sac Setting
- No Onward Chain
- Established Gardens
- Driveway & Garage
- Conservatory
- Popular Location

Situated in this popular residential location with an array of local amenities close to hand, this three bedroom semi-detached property is peacefully tucked away in a cul-de-sac setting and is being offered to the market with no onward chain. The property briefly comprises of an entrance hall leading through to a lounge with bow window and archway through to an open plan kitchen/diner and conservatory to the ground floor. To the first floor there are two double bedrooms and a further single alongside a family bathroom. The property affords a well established and landscaped, enclosed rear garden with a garden to the front with a driveway and leading to a single garage. Early viewing is strongly recommended.



HALLWAY 5' 3" x 3' 6" (1.6m x 1.07m) Accessed via an external uPVC door with fitted carpet, wall mounted radiator, stairs rising to the first floor and ceiling light.

LIVING ROOM 13' 10" x 12' 1" (4.22m x 3.68m) With fitted carpet, uPVC double glazed bow window to the front elevation, fireplace and surround, wall mounted radiator and three ceiling lights.

KITCHEN/DINER 15' 3" x 10' 4" (4.65m x 3.15m) The fitted kitchen has a range of high and low level units with a rolled edge worktop over incorporating a stainless steel sink and drainer, splashback tiling, integrated electric oven, inset gas job with extractor hood over, washing machine plumbing, vinyl flooring, wall mounted radiator, under stairs storage cupboard, uPVC double glazed window to the rear elevation and fitted ceiling spotlights. The dining area has wood effect laminate flooring, uPVC double glazed sliding patio doors to the conservatory and ceiling light.

CONSERVATORY 9' 8" x 7' 10" (2.95m x 2.39m) With vinyl floor covering, windows to three sides and external door to the rear garden, wall mounted electric heater, two wall lights and a ceiling fan.

LANDING With a fitted carpet, uPVC double glazed window to the side elevation, loft hatch and ceiling light.

MASTER BEDROOM 14' 7" x 8' 8" (4.44m x 2.64m) With fitted carpet, uPVC double glazed window to the front elevation, fitted wardrobes with sliding mirrored doors, wall mounted radiator and ceiling light.

BEDROOM TWO 10' 2" x 8' 6" (3.1m x 2.59m) With fitted carpet, uPVC double glazed window to the rear elevation, wall mounted radiator and ceiling light.

BEDROOM THREE 9' 4" x 6' 5" (2.84m x 1.96m) With fitted carpet, uPVC double glazed window to the front elevation, wall mounted radiator and ceiling light.

BATHROOM Comprising of a panelled bath with chrome mixer tap and hand held attachment, electric shower over, low flush w.c., wood effect vinyl flooring, wall tiling, wall mounted radiator, opaque uPVC double glazed window to the rear elevation and ceiling light.

EXTERNAL The property enjoys an enclosed rear garden which is laid to lawn with two paved patio areas, raised flower beds, a range of mature shrubs and trees and fenced boundary. To the front there is a laid to lawn garden with mature shrubs and trees, driveway providing off road parking and leading to a single garage with up and over door and walled boundary.









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