



Western Boulevard, Aspley, NG8 5GN
Offers Over £280,000 Freehold


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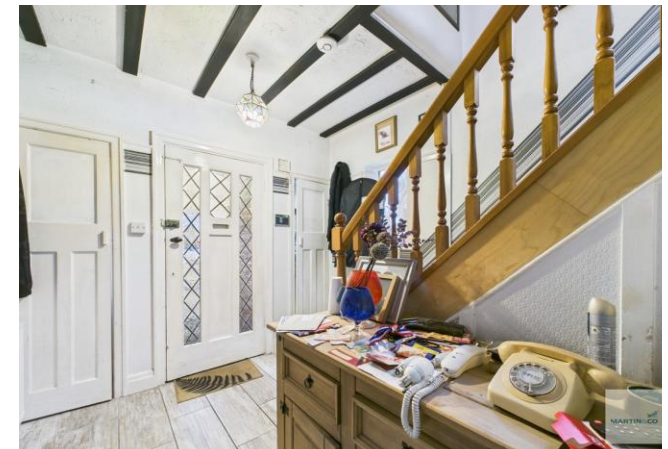
Western Boulevard, Aspley

3 Bedrooms, 1 Bathroom

Offers Over £280,000

- Traditional Three Bedroom Detached House
- Refitted Dining Kitchen
- Driveway
- Sought After Location
- Excellent Transport Links
- Spacious Interior
- Four Piece Fitted Bathroom

Situated in this desirable and sought after location affording excellent access to transport links, the City Centre and great schools this traditional three bedroom detached house offers a deceptively spacious finish and makes for a perfect family home. The accommodation comprises of a large entrance hall with a cloakroom, reception room with bay window and open plan, refitted dining kitchen to the ground floor. To the first floor and two well proportioned double bedrooms alongside a further good sized single and a generously sized four piece bathroom. Externally, the property has a large, enclosed rear garden and off road parking is available to the front.



PORCH Accessed via an external uPVC door with ceiling light.

HALLWAY 12' 5" x 7' 11" (3.78m x 2.41m) With tiled flooring, wall mounted radiator, two storage cupboards, opaque uPVC double glazed window to the side elevation, stairs rising to the first floor and ceiling light.

LIVING ROOM 12' 2" x 11' 3" (3.71m x 3.43m) With fitted carpet, uPVC double glazed bay window to the front elevation, electric fire and surround, wall mounted radiator and ceiling light.

CLOAKROOM With a low flush w.c., half pedestal wash hand basin, wood effect flooring, part wall tiling, opaque uPVC double glazed window to the side elevation and ceiling light.

KITCHEN/DINER 19' 6" x 13' 8" (5.94m x 4.17m) With a modern refitted kitchen with a range of high and low level units with a rolled edge worktop over incorporating a one and half bowl stainless steel sink

and drainer, splash back tiling, range cooker point, extractor hood over, dishwasher, dryer and dishwasher plumbing, tiled flooring, uPVC double glazed window to the side elevation and fitted ceiling spotlights. The dining area has tiled flooring, wall mounted radiator, uPVC double glazed window and door to the rear garden and fitted ceiling spotlights. There is underfloor heating to both rooms.

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

MASTER BEDROOM 15' x 9' 3" (4.57m x 2.82m) With fitted carpet, uPVC double glazed bay window to the front elevation, fitted wardrobes, wall mounted radiator and ceiling light.

BEDROOM TWO 13' 10" x 11' 2" (4.22m x 3.4m) With fitted carpet, uPVC double glazed window to the rear elevation, wall mounted radiator and ceiling light.

BEDROOM THREE 8' 4" x 7' 11" (2.54m x 2.41m) With fitted carpet, uPVC double glazed window to the rear elevation, wall mounted radiator and ceiling light.

BATHROOM Comprising of a corner bath, corner shower enclosure with a mains fed mixer bar shower, low flush w.c., pedestal wash hand basin, part wall tiling, wall mounted radiator, opaque uPVC double glazed windows to the side and rear elevations and ceiling light.

EXTERNAL The property enjoys a large, enclosed rear garden which is laid to lawn with a paved patio area, a range of mature and established trees and bushes, fenced boundary and gate access. To the front a paved driveway provides off road parking and a walled boundary.







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