



Westwick Road,
Bilborough, Nottingham
NG8 4HF

£274,400 Freehold



A well-proportioned three-bedroom semi-detached house.

Situated in this popular and convenient residential location, within easy reach of a variety of local shops and amenities including schools, transport links, Wollaton Park, and Queens Medical Centre, this fantastic property is considered an ideal opportunity for a range of potential purchasers including first time buyers, young professionals and families.

In brief the internal accommodation which is arranged over three floors comprises: entrance hall, lounge, kitchen diner, utility room and WC to the ground floor, two good sized double bedrooms, study area, and a bathroom to the first floor, and to the second floor you will find the main bedroom suite with walk-in wardrobe.

To the front of the property, you will find a concrete driveway offering ample car standing, and to the rear you will find a private and enclosed garden, which includes a decking area overlooking the lawn beyond, and a useful storage shed.

Having been upgraded and renovated by the current vendors, including a loft conversion, this great property is considered a rare opportunity and truly must be viewed in order to be fully appreciated.



Entrance Hall

UPVC double glazed entrance door, stairs to the first floor, radiator, useful under stair storage cupboard, and doors to kitchen diner and lounge.

Lounge

13'6" x 10'2" (4.12m x 3.12m)

A carpeted reception room with UPVC double glazed window to the front and radiator.

Kitchen Diner

20'11" x 10'2" (6.39m x 3.1m)

Fitted with a range of wall, base and drawer units in grey, work surfaces, sink and drainer unit with mixer tap, a Range-style electric cooker with five burner gas hob, laminate flooring, tiled splashbacks, plumbing for a dishwasher, spotlights to ceiling, radiator, UPVC double glazed French doors and windows to the rear, pantry, and door to the utility room.

Utility Room

With work surfaces, laminate flooring, UPVC double glazed door to the front with flanking window, plumbing for a washing machine and tumble dryer, space for an American-style fridge freezer, bar area perfect for entertaining, UPVC double glazed door to the rear and door to the WC.

Downstairs WC

Fitted with low level WC, and laminate flooring.

First Floor Landing

UPVC double glazed window to the side, built-in storage cupboard, and doors to the bathroom, study area and two double bedrooms.

Bedroom Two

11'4" x 8'8" (3.46m x 2.65m)

A carpeted double bedroom with UPVC double glazed window to the rear, radiator, built-in storage cupboard, and spotlights to ceiling.

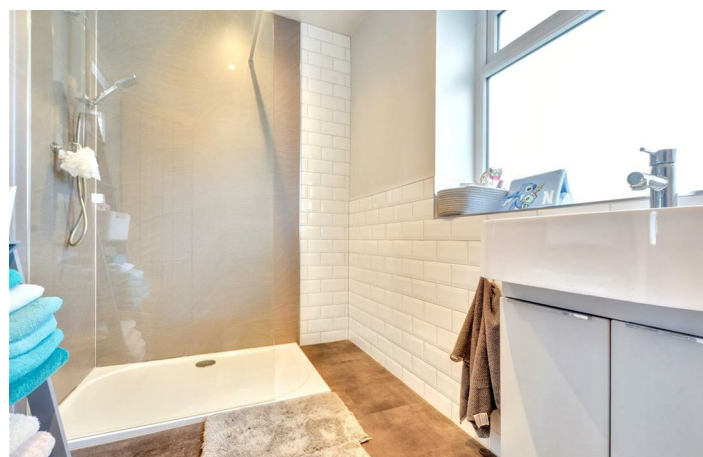
Bedroom Three

11'0" x 10'2" (3.36m x 3.1m)

Laminate flooring, built-in storage cupboard, UPVC double glazed window to the front, radiator, and spotlights to ceiling.

Bathroom

Incorporating a three-piece suite comprising: walk-in shower, wash-hand basin inset to vanity unit, low level WC, laminate flooring, part tiled walls, radiator, UPVC double glazed window to the rear, and spotlights to ceiling.



Study

9'7" x 7'1" (2.93m x 2.17m)

A useful study area, with UPVC double glazed window to the front, radiator, and stairs to the first bedroom on the second floor.

Main Bedroom Suite

16'2" x 15'3" (4.95m x 4.66m)

A carpeted double bedroom with radiator, three feature Velux windows, spotlights to ceiling, UPVC double glazed French doors to the Juliet balcony, opening to the walk-in wardrobe/dressing area, UPVC double glazed window to the rear and door to the en-suite.

En-Suite

Incorporating a three-piece suite comprising: panelled bath with shower over, pedestal wash hand basin, low level WC, tiled flooring and walls, contemporary radiator, spotlights to ceiling, extractor fan, and UPVC double glazed window to the rear.

Outside

To the front of the property you will find a concrete driveway offering ample car standing, and to the rear you will find a private and enclosed garden, which includes a decking area overlooking the lawn beyond, and a useful storage shed.

Material Information:

Freehold

Property Construction: Concrete

Water Supply: Mains

Sewerage: Mains

Heating: Mains Gas

Solar Panels: No

Building Safety: No Obvious Risk

Restrictions: None

Rights and Easements: None

Planning Permissions/Building Regulations: Granted for carried out loft conversion.

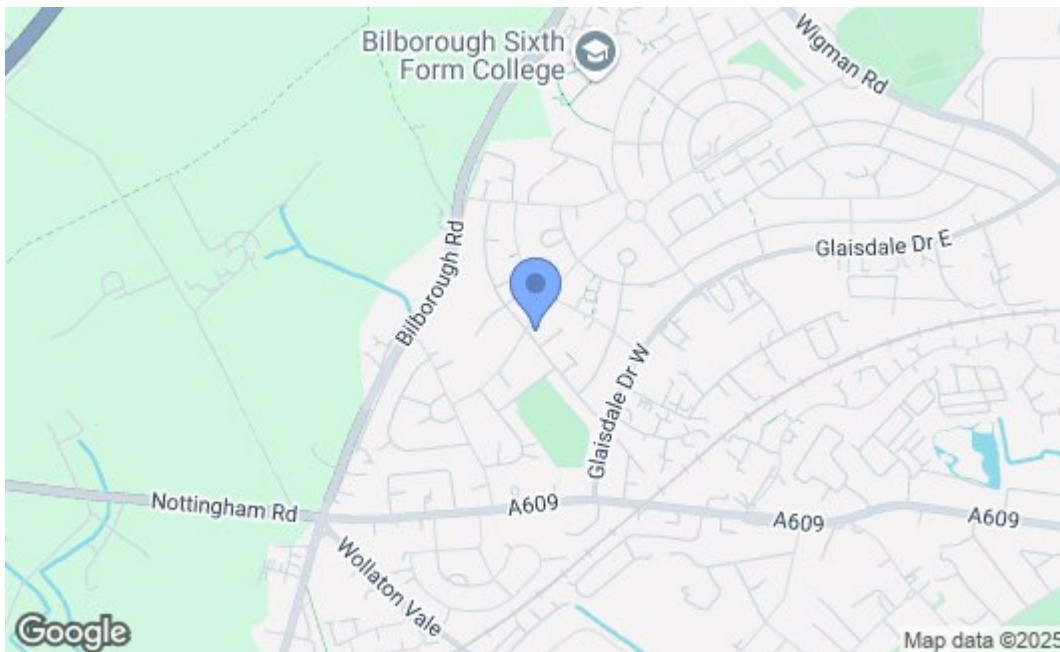
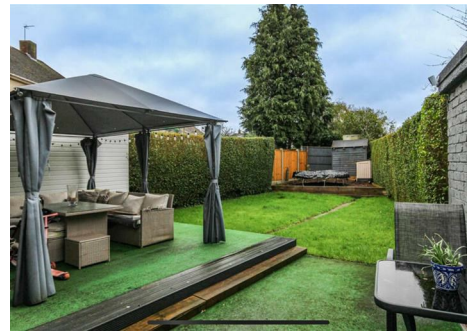
Accessibility/Adaptions: None

Has the Property Flooded?: No

Disclaimer:

These details and Key facts 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. Full material information is available in hard copy upon request.





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			
		68	79
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			
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