

Wigman Road,  
Bilborough, Nottingham  
NG8 4AA

**£265,000 Freehold**





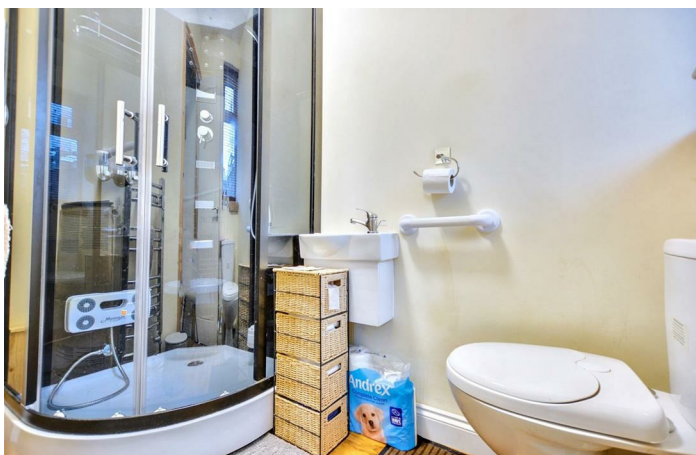
An extended and well-presented four-bedroom semi-detached house.

Benefitting from an extension to the side, conservatory to the rear, and loft conversion, this deceptive and versatile property with a combination arranged over three floors, will appeal to a variety of potential purchaser, but is considered ideal for a family looking for larger accommodation.

In brief the internal accommodation comprises: entrance hall, sitting room, open plan kitchen diner, side hallway, shower room, and conservatory to the ground floor, rising to the first floor are bedrooms and bathroom, and to the second floor is a further en-suite bedroom.

Outside the property sits in a good-sized plot, with a drive to the front providing ample car standing, with the garage beyond. To the rear there is private and enclosed garden with patio and stocked borders.

Benefitting from an open aspect to the rear, this property is situated in an established and convenient residential location, and has been well maintained and upgraded by the current vendor.



### Entrance Hall

A composite double glazed entrance door, stairs off to the first floor landing, under stairs cupboard, and radiator with decorative cover.

### Sitting Room

13'11" x 10'8" plus bay window (4.25m x 3.26m plus bay window )  
UPVC double glazed bay window, radiator, solid fuel burner mounted on upon a tiled hearth with a Adam-style mantle.

### Kitchen Diner

20'9" x 10'0" (6.33m x 3.05m )

With an extensive range of fitted wall and base units, work surfacing with tiled splashback, single sink and drainer unit with mixer tap, inset induction hob with air filter above, inset electric oven and microwave, integrated washing machine, breakfast bar, UPVC double glazed window, and patio door leading through to the conservatory.

### Conservatory

8'5" x 7'7" (2.59m x 2.32m )

UPVC double glazed patio door and windows, and radiator.

### Side Hallways

20'2" x 5'10" (6.17m x 1.79m )

A composite double glazed entrance door to the front, UPVC double glazed patio door to the rear, and radiator.

### Shower Room

With fitments in white comprising: low-level WC, wall mounted wash-hand basin inset to vanity unit, shower cubicle with sauna feature, speakers, overhead shower, and further shower handset, UPVC double glazed window, wall mounted heated towel rail, and extractor fan.

### First Floor Landing

UPVC double glazed window, airing cupboard with fitted shelving and a radiator, and stairs off to second floor landing.

### Bedroom One

13'7" x 10'2" (4.15m x 3.11m )

UPVC double glazed window, radiator, fitted mirror fronted wardrobes.

### Bedroom Two

11'2" x 8'11" (3.42m x 2.74m )

UPVC double glazed window, radiator, and under stairs cupboard.

### Bedroom Three

9'6" x 7'7" maximum overall measurements (2.91m x 2.33m maximum overall measurements )

UPVC double glazed window, radiator and cupboard.

### Bathroom

With fitments in white comprising WC, pedestal wash-hand basin, bath with shower handset, fully tiled walls, wall mounted heated towel rail, UPVC double glazed window, extractor fan, and tiled flooring.

Stairs to second floor.

### Attic Bedroom

16'0" x 10'4" (4.90m x 3.16m )

Two feature Velux windows, radiator, and eaves storage cupboard and drawers.

### En-Suite

7'6" x 5'2" (2.29m x 1.60m )

With fitments in white comprising: low-level WC, wash-hand basin inset to vanity unit, shower cubicle with Triton shower over, fully tiled walls, wall mounted heated towel rail, extractor fan, and UPVC double glazed window.

### Outside

To the front the property has a drive providing ample car standing with the garage beyond, and a primarily lawned garden with shrubs. To the rear the property has a generous and enclosed garden with patio, with pergola over, outside tap, shed, lawned garden with shrubs and trees.

### 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

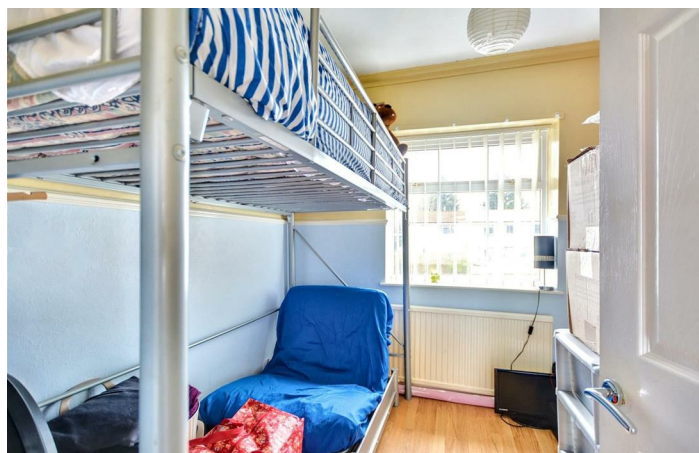
Planning Permissions/Building Regulations: TBC- applying for retrospective building regulations.

Accessibility/Adaptions: None

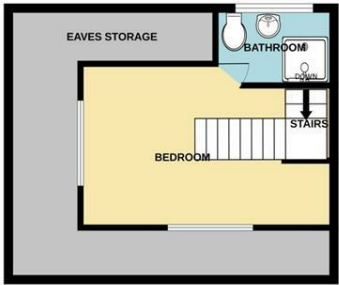
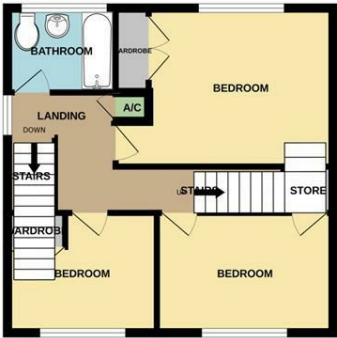
Has the Property Flooded?: No

### 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		83
(81-91) B		
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales 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		
England & Wales EU Directive 2002/91/EC		

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