



Barwell Drive,  
, Nottingham  
NG8 6LU

**£235,000 Freehold**





Positioned in a popular and convenient location, this property is within close proximity of a large variety of local amenities including shops, schools, healthcare facilities and transport links.

This great property would be considered an ideal opportunity for a large variety of buyers including first time purchasers, growing families or anyone looking to relocate to Nottingham.

In brief the internal accommodation comprises; an entrance hall, living room, dining room, kitchen and downstairs wc. Then rising to the first floor are four well-proportioned bedrooms and bathroom.

Outside to the front of the property is a large, gravelled driveway with ample off-street parking for multiple cars. The enclosed rear is primarily lawned.

Offered to the market with the advantage of gas central heating and UPVC double glazing this property is well worthy of an early internal viewing.



#### Entrance Hall

UPVC double glazed door through to a carpeted entrance hall.

#### Living Room

15'1" x 11'0" (4.62m x 3.36m )

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

#### Dining Room

11'4" x 7'10" (3.46m x 2.41m )

A carpeted reception room, with radiator and UPVC double glazed window to the rear aspect.

#### Kitchen

11'5" x 9'10" (3.48m x 3.00m )

A range of wall and base units with work surfacing over, sink with mixer tap and drainer, inset gas hob with extractor fan above and integrated electric oven and fridge freezer. Space and fittings for freestanding washing machine, wall mounted boiler and access to a useful pantry cupboard.

#### Downstairs WC

Low flush WC and wash hand basin.

#### Rear Lobby

UPVC double glazed door to the rear garden.

#### First Floor Landing

With doors leading into the bathroom and four bedrooms.

#### Bedroom One

13'8" x 10'10" (4.18m x 3.32m )

A carpeted double bedroom, with radiator and two UPVC double glazed windows to the front aspect.

#### Bedroom Two

11'8" x 9'8" (3.57m x 2.96m )

A carpeted double bedroom, with radiator and two UPVC double glazed windows to the front aspect.

#### Bedroom Three

11'0" x 9'6" (3.36m x 2.90m )

A carpeted double bedroom, with radiator and UPVC double glazed window to the rear aspect.

#### Bedroom Four

9'8" x 6'11" (2.95m x 2.11m )

A carpeted double bedroom, with radiator and UPVC double glazed window to the rear aspect.

#### Bathroom

Incorporating a three-piece suite comprising low flush WC, pedestal wash hand basin, bath with electric power shower above and glass shower screen, part tiled walls, radiator and UPVC double glazed window to the rear aspect.

#### Outside

To the front of the property is a large, gravelled driveway with hedged boundaries and gated side access to the rear garden. This is primarily lawned with a paved seating area.

#### Material Information:

Freehold

Property Construction: Brick

Water Supply: Mains

Sewerage: Mains

Heating: Mains Gas

Solar Panels: No

Building Safety: No Obvious Risk

Restrictions: None

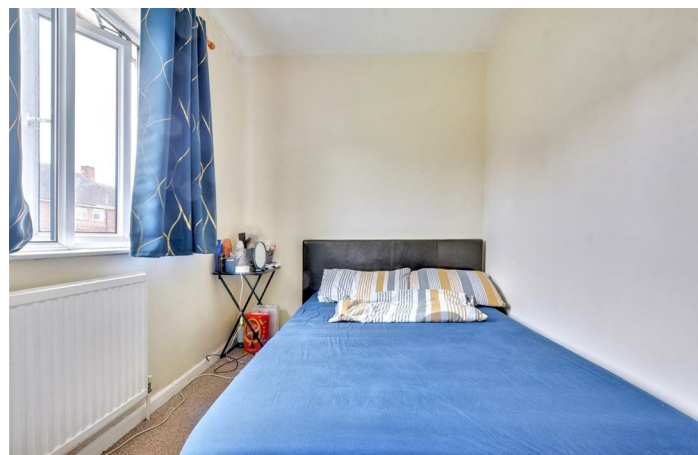
Rights and Easements: None

Planning Permissions/Building Regulations: None

Accessibility/Adaptions: None

Does the property have spray foam in the loft?: No

Has the Property Flooded?: No



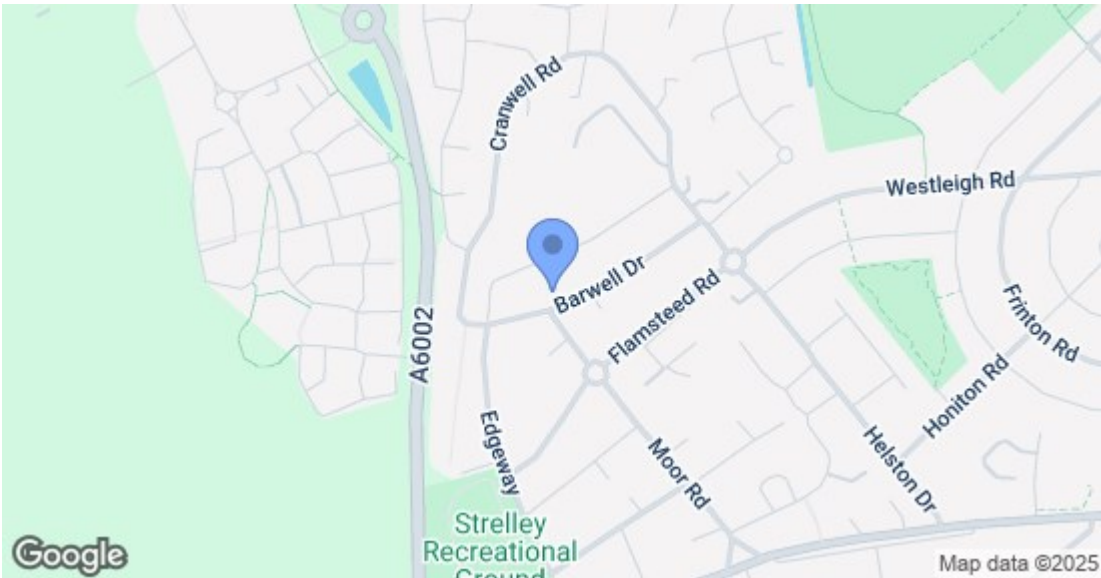
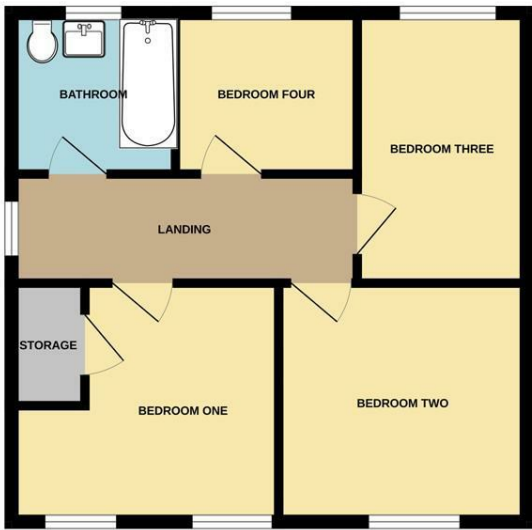






GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs		70	83
(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			
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	
			

These details 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.