



Barwell Drive,  
, Nottingham  
NG8 6LU

**£240,000 Freehold**

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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.

The property has been recently renovated throughout and 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 entrance door, stairs to the first floor, useful under stairs storage cupboard, radiator, UPVC double glazed window to the side, and doors leading through into the kitchen and lounge.

## Lounge

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

UPVC double glazed window to the front, carpet flooring, radiator and opening into the dining room.

## Dining Room

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

UPVC double glazed window to the rear, vinyl flooring and radiator.

## Kitchen

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

Fitted with a range of wall, base and drawer unit, work surfacing with tiled splashback, stainless steel sink and drainer unit with mixer tap, integrated electric oven with inset gas hob above and extractor fan over, integrated fridge freezer, space and plumbing for washing machine, spotlights to ceiling, wall mounted boiler, useful pantry cupboard, and UPVC double glazed window the rear.

## Downstairs WC

Fitted with a low flush WC and wash hand basin.

## Rear Lobby

UPVC double glazed door to the rear garden.

## First Floor Landing

UPVC double glazed windows to the side, carpet flooring, and doors leading into the bathroom and three bedrooms.

## Bedroom One

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

Two UPVC double glazed windows to the front, carpet flooring, and radiator.

## Bedroom Two

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

UPVC double glazed window to the front, carpet flooring, and radiator.

## Bedroom Three

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

UPVC double glazed window to the rear, carpet flooring, and radiator.

## Bedroom Four

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

UPVC double glazed window to the rear, carpet flooring, and radiator.

## 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

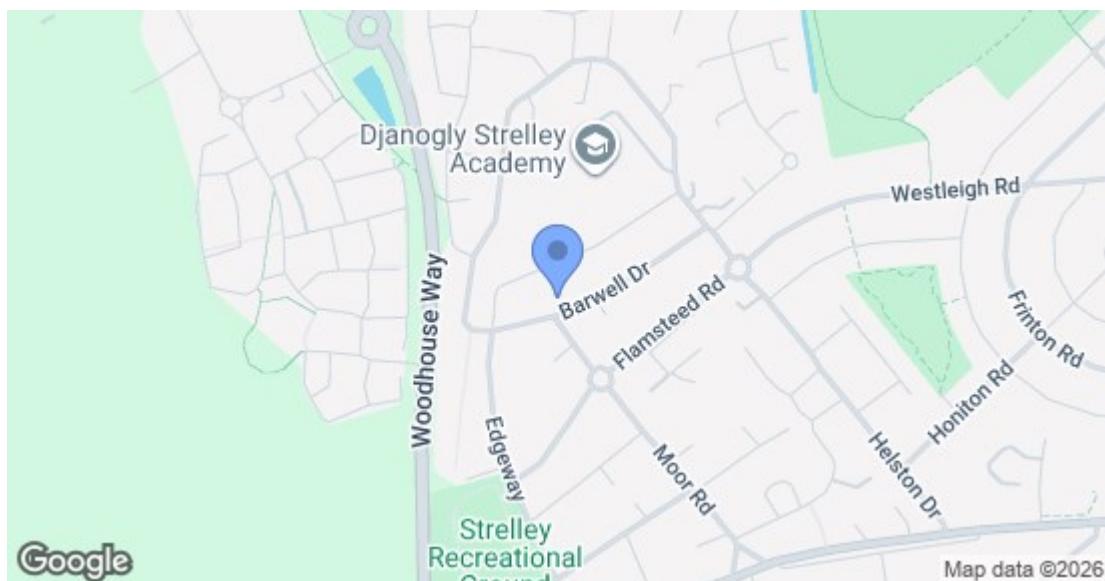
Has the Property Flooded?: No



GROUND FLOOR



1ST FLOOR



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