



Western Boulevard,  
, Nottingham  
NG8 3NX

**£325,000 Freehold**



A extended well proportioned traditional five bedroom detached house.

Conveniently placed, you are surrounded by a wealth of local amenities including shops, schools, excellent transport links, The University of Nottingham and The Queens Medical Centre.

This great property would be considered an ideal opportunity for a large variety of buyers who are looking to put their own stamp on their next purchase, this would include growing families or anyone looking to relocate to this popular location.

In brief the internal accommodation comprises; entrance porch, through to a spacious entrance hall, lounge, dining room, kitchen and downstairs wet room to the ground floor. Then rising to the first floor are five well-proportioned bedrooms, bathroom and separate WC.

Outside the property to the front is a paved driveway providing ample off road carparking, gated side access leads to the enclosed rear garden.

Offered to the market with the benefit of chain free vacant possession, this wonderful property is well worthy of an internal viewing in order to be fully appreciated.



#### Entrance Porch

UPVC double glazed entrance door to the front, carpet flooring and further door leading into the entrance hall.

#### Entrance Hall

Stairs leading to the first floor, carpet flooring, radiator and useful under stair storage cupboard.

#### Lounge

15'1" x 11'1" (4.61m x 3.38m )

UPVC double glazed bay window to the front, carpet flooring, gas fire place and radiator.

#### Dining Room

24'11" x 11'3" (7.60m x 3.45m )

A generous reception room with carpet flooring, gas fire place, radiator and UPVC double glazed window to the side and rear.

#### Kitchen

18'5" x 7'6" (5.63m x 2.31m )

Fitted with a range of wall, base and drawer units, rolled edge worktops with tiled splashbacks, one and half bowl sink and drainer unit with mixer tap, integrated electric oven with inset gas hob above and extractor fan over, space and plumbing for washing machine, further appliance space, carpet flooring, UPVC double glazed window to the rear and side and UPVC double glazed door the side passage.

#### Downstairs Wet Room

Fitted with a low level WC, electric power shower, wash hand basin, fully tiled walls and UPVC double glazed window to the side.

#### First Floor Landing

Stairs rising from the ground floor, carpet flooring, loft hatch and UPVC double glazed window to the side.

#### Bedroom One

15'7" x 11'1" (4.76m x 3.38m )

A carpeted bedroom with UPVC double glazed bay window to the front and radiator.

#### Bedroom Two

14'4" x 11'1" (4.38m x 3.38m )

A carpeted bedroom with fitted wardrobes, radiator and double French doors leading into bedroom four.

#### Bedroom Three

9'8" x 7'4" (2.95m x 2.24m )

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

#### Bedroom Four

9'6" x 8'6" (2.90m x 2.60m)

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

#### Bedroom Five

9'6" x 8'5" (2.91m x 2.58m )

With laminate flooring, radiator, cupboard housing boiler and UPVC double glazed window to the rear.

#### Bathroom

Incorporating a panelled bath with mains power shower over, pedestal wash hand basin, fully tiled walls and UPVC double glazed window to the side.

#### Separate WC

Fitted with a low level WC, part tiled walls and UPVC double glazed window to the side.

#### Outside

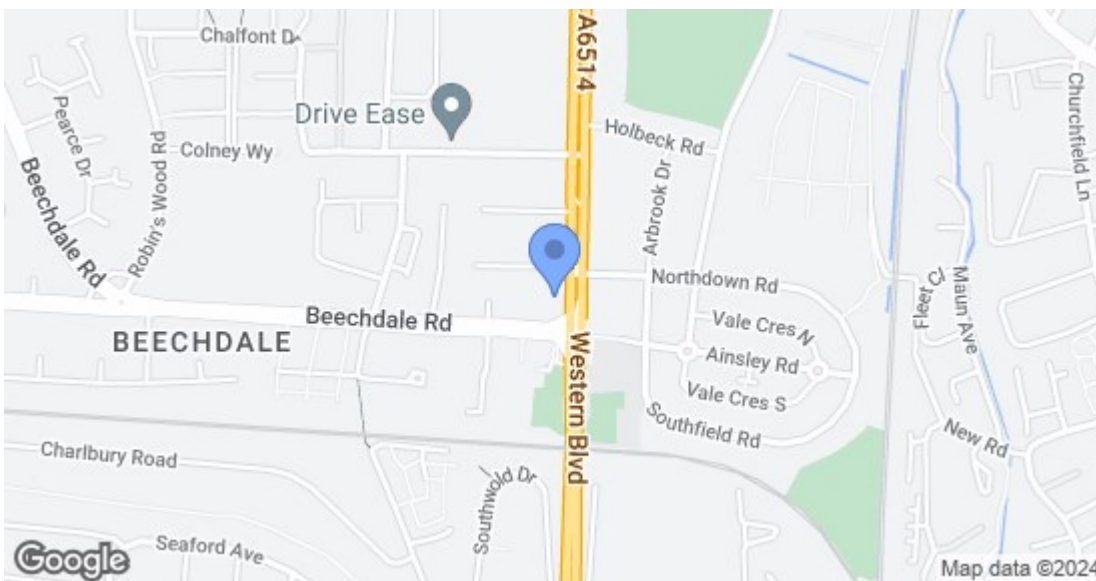
To the front of the property there is a low maintenance driveway providing off road carparking with a wall boundary, gated side access leads to the enclosed rear garden which is mainly laid to lawn and features a detached garage and fence boundaries. The property also benefits from vendor owned solar panels.

#### Garage

With up and over doors to the front and window to the side.



**Robert Ellis**  
ESTATE AGENTS



Energy Efficiency Rating		
Very energy efficient - lowest running costs	Current	Potential
192 plus <b>A</b>		<b>89</b>
161-191 <b>B</b>		<b>76</b>
136-160 <b>C</b>		
105-135 <b>D</b>		
81-104 <b>E</b>		
62-80 <b>F</b>		
35-61 <b>G</b>		
Not energy efficient - highest running costs		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
192 plus <b>A</b>		
161-191 <b>B</b>		
136-160 <b>C</b>		
105-135 <b>D</b>		
81-104 <b>E</b>		
62-80 <b>F</b>		
35-61 <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> 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.