



**32 Webb Street, Newstead Village, Nottingham,
Nottinghamshire NG15 0BH**

£210,000

Tel: 0115 9680268



- Large Semi Detached House
- Driveway & Garage
- Private Rear Garden
- Four Bedrooms
- Lounge & Conservatory
- Excellent Position / Viewing Essential

We are delighted to offer to the market this beautifully presented and extremely spacious four-bedroom, three storey semi-detached which comes situated in an extremely quiet residential location offering excellent placement enjoying an extremely private position nestled in a quiet little nook shared with only one other property. The convenience is also a huge positive for this home offering excellent transport links. The current owner presents this property in immaculate order with it also benefiting from the additional bonuses of arguably better off road parking, garage and a conservatory which really does give this that extra edge to many of its competitors within the market.

The property is particularly spacious with the accommodation comprising an entrance hall, downstairs WC, neutral kitchen and a spacious yet cosy living room to the rear of the property which flows into a conservatory. To the first floor landing there are three bedrooms plus a family bathroom and finally to the second floor there is a spacious master bedroom.

Externally, the property stands in a private quaint in-let off the main stretch of Webb Street itself which give it a real private and premium edge on many of the others on this popular residential development. There is a driveway to the front with access toward a garage. To the rear of the property there is a well proportioned rear garden with patio sitting area, lawn and secure fenced boundaries to all sides.

ENTRANCE HALL

w: 2.97m x l: 2.01m (w: 9' 9" x l: 6' 7")

With a radiator, ceiling light point and stairs rising to the first floor landing.

DOWNSTAIRS WC

w: 1.78m x l: 0.79m (w: 5' 10" x l: 2' 7")

With a low flush WC, wash hand basin with chrome mixer tap. There is also a radiator, ceiling light point and an obscure double glazed window to the front elevation.

KITCHEN

w: 2.95m x l: 2.29m (w: 9' 8" x l: 7' 6")

A modern kitchen fitted with range of units with wall cupboards, base units and drawers with working surfaces over. Inset sink with drainer and chrome mixer tap. Integrated oven, four ring gas hob with wall mounted extractor hood. Space for a fridge/freezer, plumbing for a washing machine. Ceiling light point and a double glazed window to the front elevation.

LIVING ROOM

w: 4.62m x l: 4.42m (w: 15' 2" x l: 14' 6")

A truly spacious living room with a radiator, ceiling light point and double glazed patio doors opening into the conservatory.

CONSERVATORY

w: 4.19m x l: 2.46m (w: 13' 9" x l: 8' 1")

A spacious conservatory with patio doors opening into the private rear garden.

FIRST FLOOR LANDING

w: 3.23m x l: 1.93m (w: 10' 7" x l: 6' 4")

With a radiator, ceiling light point and stairs rising to the second floor landing.

BEDROOM TWO

w: 3.68m x l: 2.39m (w: 12' 1" x l: 7' 10")

A second double bedroom with a radiator, ceiling light point and a double glazed window to the front elevation.

BEDROOM THREE

w: 3.96m x l: 2.39m (w: 13' x l: 7' 10")

A third bedroom with a radiator, ceiling light point and a double glazed window to the rear elevation.

BEDROOM FOUR

w: 2.44m x l: 1.93m (w: 8' x l: 6' 4")

With a radiator, ceiling light point and a double glazed window to the rear elevation.

FAMILY BATHROOM

w: 1.91m x l: 1.85m (w: 6' 3" x l: 6' 1")

With a three piece suite comprising a panelled bath, low flush WC and a wash hand basin with chrome mixer tap. There is also a radiator, extractor fan and an obscure double glazed window to the front elevation.

SECOND FLOOR:

w: 1.02m x l: 0.81m (w: 3' 4" x l: 2' 8")

With access into:

BEDROOM ONE

w: 4.42m x l: 3.45m (w: 14' 6" x l: 11' 4")

A large master bedroom with a radiator, ceiling light point, two access doors into the handy under eaves storage and double glazed windows to the front & rear elevations.

OUTSIDE

Externally, the property stands in a private quaint in let off the main stretch of Webb Street itself which give it a real private and premium edge on many of the others on this popular residential development. There is a driveway to the front with access toward a garage. To the rear of the property there is a well proportioned rear garden with patio sitting area, lawn and secure fenced boundaries to all sides.

VIEWING INFORMATION

Viewing of the property is strictly by appointment only. To book a viewing please call our Sales team headed up by our Associate Director, Ben Pycroft on our office number 0115 968 0268.

TENURE

The property is being sold as a freehold. With vacant possession on completion. The additional information provided for council tax, service charges and ground rents (where applicable) is only an estimation. Please check with your Sales Advisor for more specific detail.

MORTGAGE ADVICE

JMS are able to provide you with the details of a trusted independent mortgage advisor. If you are interested in speaking with our recommended mortgage advisor, please let the sales team know. Your home will be at risk if you do not keep up to date with payments of your mortgage or secured loans on the property. We are unable to give you any advice when it comes to mortgage products, nor should you take anything discussed verbally or in writing from anyone employed by JMS as advise on any financial products.

FIXTURES & FITTINGS

No fixtures or fittings in mentioned in these details are confirmed to be sold within the purchase price listed and/or agreed. Matters surrounding any fixtures and fittings detailed in this brochure or otherwise should be discussed as a separate matter. JMS take no responsibility for the condition, status or working order of any fixtures and fitting mentioned in this brochure or otherwise.



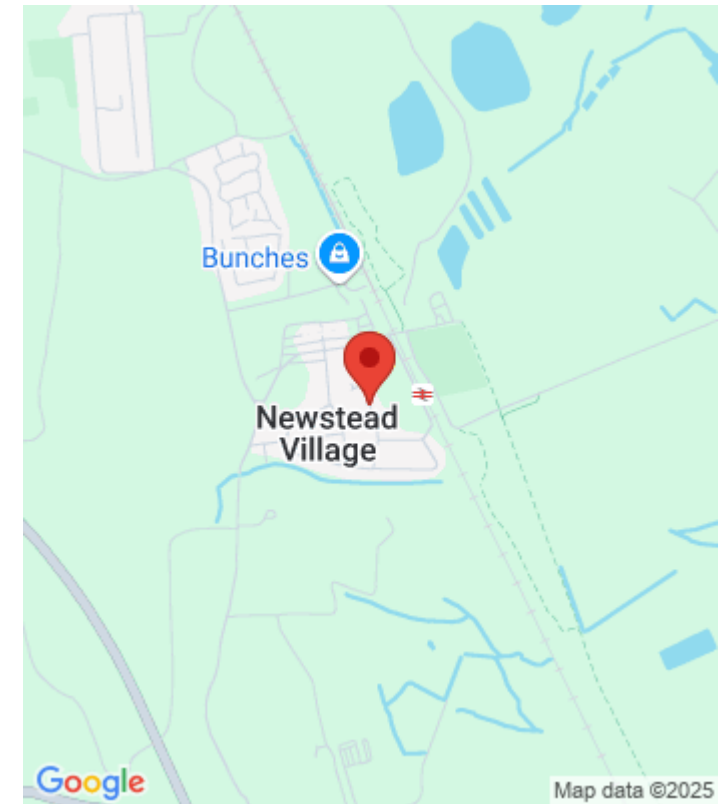












Viewing by appointment only
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