









Nestled away on discreet cul-de-sac situated at the top of Primrose Crescent and facing onto the neighbouring executive development known as Rushcliffe, this well modernised and tastefully appointed, 3 bed semi, offers a wonderful turn key living space perfect for families. Arranged over 2 floors, the property internally comprises, entrance porch, reception hall, lounge, dining room, kitchen, separate utility, 3 first floor beds and a bathroom. Externally there is a drive to the front with off street parking for 2 cars and a garage to the side together with south west facing landscaped gardens to the rear with a patio seating area accessed directly from the dining room, and a sunken garden with hot tub area, external bar and seating. Walking distance from all the superb amenities the wonderful suburb of Fulwell has to offer, this wonderful home is well placed for good schools and metro stations whilst the coast and city centre are also nearby.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Accessed via an entrance door.

## Porch

With laminate flooring.

## Entrance Hall



With a radiator and built in cupboard.

## Lounge 11'11" x 11'0"



With a wall mounted gas fire and wall lights.

## Dining Room 10'7" x 9'5"



Patio doors to the garden and a radiator.

## Kitchen 10'7" x 8'7"



Newly fitted kitchen with an excellent range of wall and base

units with work surfaces over incorporating a sink and drainer unit. There's an integrated electric oven, gas hob with extractor over, microwave, dishwasher, fridge and freezer. There are fitted spotlights, tiled splashbacks, tiled flooring with underfloor heating, wall mounted central heating boiler and a built in cupboard.

## Utility Room 6'10" x 6'7"



With a vertical radiator, tiled flooring, integrated washing machine and doors to the garden and garage.

## First Floor Landing

# MAIN ROOMS AND DIMENSIONS

## Bedroom 1 10'11" x 10'5"



Radiator.

## Bedroom 2 11'11" x 10'0"



With a built in cupboard and a radiator.

## Bedroom 3 8'9" x 8'4"



With fitted wardrobes, radiator and access to the partly boarded loft via a pull down ladder.

## Shower Room/WC



Fit with a low level WC, wash basin set into vanity unit and panelled bath with showerhead over. There's an extractor fan, tiled walls and flooring, overhead spotlights and a radiator.

## Outside



There's a garden to the rear with an up and over access door, patio and a greenhouse.

## Important Notice Part 1

Items described in these particulars are included in the sale, all other items are specifically excluded. We are unable to verify they are in working order and fit for purpose. The Purchaser is advised to obtain verification from their Solicitor or Surveyor. Please note that in the event the purchaser uses the services of Peter Heron Conveyancing in the purchase of their home, Peter Heron Ltd will be paid a completion commission of £179.00 by Movewithus Ltd. Measurements and floor plans shown in these particulars are approximate and as room guides only. They must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.

Peter Heron Ltd for themselves and for the vendors of this property whose agents they are, give notice that:-

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## Important Notice Part 2

All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given in good faith, and are believed to be

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# MAIN ROOMS AND DIMENSIONS

correct, however any intending purchasers should not rely on them that statements are representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Independent property size verification is recommended.

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## Sea Road Viewings

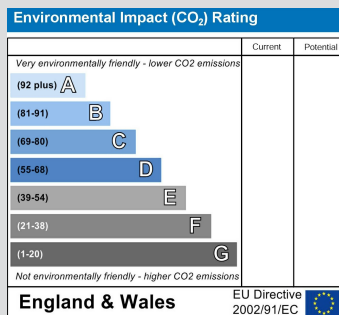
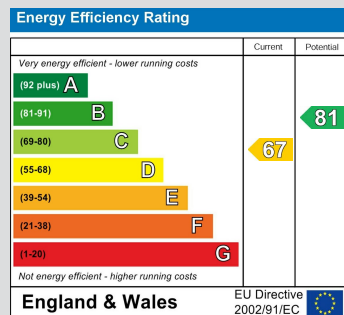
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 6116 or book viewing online at peterheron.co.uk

## Opening Times

Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

## Ombudsman

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