

Bass Close
Linby Nottingham

burchell edwards

# Bass Close
# Linby Nottingham NG15 8JW

for sale guide price
**£380,000**







## Property Description

A beautifully presented home, ready to move into and make your own ... being located on the highly sought after Sherwood Gate development by Bellway Homes, just off Papplewick Lane and a short walk from Hucknall town centre.

The accommodation begins with a welcoming entrance hall leading to a stylish modern kitchen-diner, with integrated appliances and French doors opening onto the rear garden. Complementing this space is a generous lounge diner, office, downstairs WC and Utility.

To the first floor, there are four well-proportioned bedrooms, including an impressive master bedroom featuring fitted wardrobes and a contemporary en-suite shower room. A modern three-piece family bathroom serves the remaining bedrooms.

Externally, the property has a driveway providing off-road parking for multiple vehicles, complete with an EV charging point, and leading to a detached garage. The substantial enclosed rear garden consists of a paved patio seating area, a well-maintained lawn and an Arctic BBQ cabin.

Beautifully maintained and finished to a high standard throughout and still within its new build warranty.

## Entrance Hallway

Accessed via the composite front door, tiled flooring, stairs with understair storage cupboard, radiator and having two front facing UPVC double-glazed windows.

## Lounge Diner

Accessed via the entrance hallway having a side facing feature UPVC double glazed bay window and two additional UPVC double glazed windows both to the side and front elevations, feature fireplace with electric fire and two radiators.

## Study

Having a front facing UPVC double glazed window and radiator.

## Breakfast Kitchen

Consisting of a range of wall, base and drawer units, with quartz work top over, one and half bowl stainless steel sink and drainer, built in electric double oven, induction hob with extractor hood, built in fridge-freezer, built in dishwasher and radiator. Having tiled floor, access to the utility, rear facing window and side facing UPVC French doors accessing the rear garden.

## Wc

Accessed from the entrance hallway, having a low level WC, a pedestal wash basin and tiled flooring,

## Utility

Accessed via the kitchen having, wall and base units, inset stainless steel sink with draining board, integrated washing machine and space for a tumble dryer, radiator, central heating boiler, tiled floor and composite door leading to the rear garden.

## First Floor Landing

Having radiator, built in storage cupboard, and access into the loft.

## Bedroom One

Accessed via the landing having a range of built in wardrobes, UPVC double glazed windows to both the front and side and radiator. There is a door accessing the En-Suite

## En-Suite

Having a low level WC, pedestal wash hand basin and mains fed shower, built in bluetooth speakers, tiled floor and a UPVC double glazed obscured front facing window.

## Bedroom Two

Having radiator and a front facing UPVC double glazed window.

## Bedroom Three

Having radiator and a side facing UPVC double glazed window.

## Bedroom Four

Having radiator and a side facing UPVC double glazed window.

## Family Bathroom

Fitted with a three piece suite comprising low level WC, pedestal wash basin and panelled bath with mains fed shower over and glass shower screen, radiator, tiled floor and a UPVC double glazed rear obscured window

## Detached Garage

Having up and over door and power.

## Outside

Occupying a generous corner plot, to the front of the property are steps leading to the composite front door.

To the rear of the property is the driveway and garage.

The established enclosed side garden offers access to the garage and is laid lawn with two patio areas and Arctic cabin having with BBQ and wooden seating area, a perfect entertaining space.

## Agents Note

Please note that an £80 AML fee covers the cost of carrying out the required identity and anti-money laundering checks when an offer has been accepted. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.







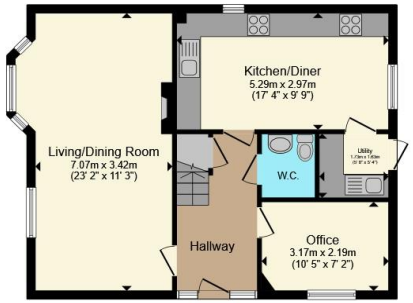




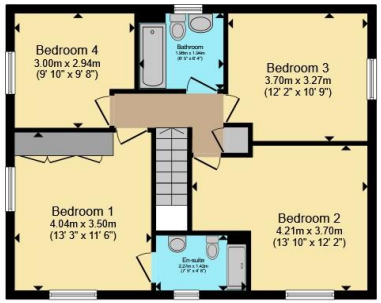




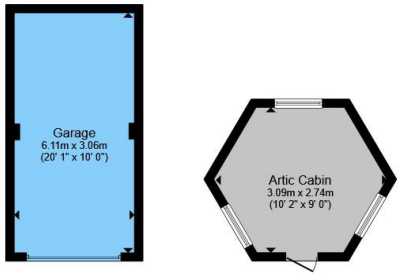





## Ground Floor




## First Floor




## Garage

Total floor area 155.9 m² (1,678 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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EPC Rating: B

Council Tax Band: E

Tenure: Freehold

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The Property Ombudsman

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