



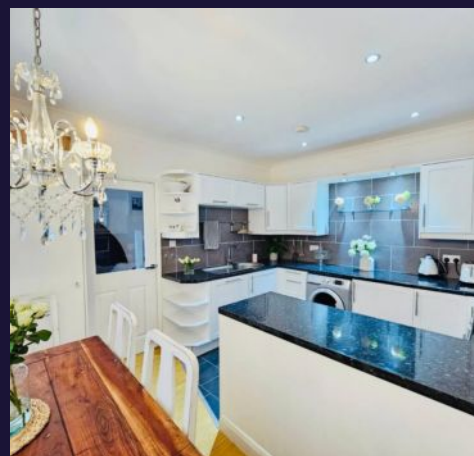
Runswick Drive, Nottingham

Offers Over £355,000

 **Comfort**
Estates



An immaculately presented 3-bedroom detached family home, located in the highly sought-after area of Wollaton, within the catchment area for Middleton Primary School and two OUTSTANDING rated secondary schools. Step inside to be greeted by a beautifully refurbished interior that boasts a perfect balance of character and modern luxury. The spacious, living area is perfect for relaxing with loved ones with two sets of French doors leading to the conservatory and rear garden. The heart of the home, the kitchen has been carefully reconfigured to create a beautiful kitchen-diner. A convenient ground floor toilet adds to the practicality of this wonderful home. Upstairs, the three bedrooms offer ample space for all the family, each uniquely designed to create a sense of comfort and the master bedroom having the added benefit of an en-suite shower room. Externally, the property does not disappoint, a landscaped private garden where you can unwind in the fresh air and enjoy the beauty of the outdoors. Whether you're hosting a summer barbecue or simply enjoying a morning cup of coffee, this outdoor space is a garden for all to enjoy. Call now to avoid disappointment.





An immaculate, contemporary FAMILY HOME located in Wollaton within the sought-after Middleton Primary School catchment with a DRIVEWAY and plenty of reception space.

Council Tax band: C

Tenure: Freehold

- Immaculately Presented
- Landscaped Garden
- Driveway
- Sought After Location
- Light & Airy Living Accommodation
- En-Suite Shower Room
- Catchment for Two Outstanding Secondary Schools
- Ground Floor WC



Entrance Hall

A light and airy entrance hall with laminate flooring, radiator, stairs rising to the first floor and doors to the ground floor accommodation.

Kitchen/Diner

13' 7" x 11' 0" (4.14m x 3.36m)

Fitted with a delightful range of base and wall mounted units with inset stainless steel sink and drainer with mixer tap. Integrated appliances include dishwasher, fridge, freezer, electric oven, gas hob and extractor fan. There is space and plumbing for a washing machine. There is a double glazed walk in bay window to the front elevation, radiator and tiled flooring.

Living Room

17' 10" x 12' 2" (5.44m x 3.72m)

A light and bright reception room with laminate flooring, a contemporary feature gas fire with a granite hearth and surround. A window to the side elevation, double glazed French doors leading to the rear garden and double glazed doors leading to the conservatory.

Conservatory

9' 10" x 9' 3" (2.99m x 2.81m)

A fully double glazed conservatory making an ideal secondary reception space for those wanting to relax.

WC

Fitted with a WC, corner wash hand basin, extractor fan and double glazed obscure glass window to the side elevation.



Bedroom One

12' 2" x 10' 7" (3.72m x 3.22m)

A beautiful master bedroom with light beaming through from a large double glazed window. There is solid wood flooring, a radiator and space for a free-standing wardrobe.

En-Suite Shower Room

An en-suite shower room fitted with a wc, pedestal wash basin and corner shower cubicle. Tiling to the floor and wet areas, double glazed obscure glass window and chrome towel rail.

Bedroom Two

13' 7" x 10' 9" (4.15m x 3.27m)

Another spacious double bedroom with a walk in bay window, oak flooring and radiator.

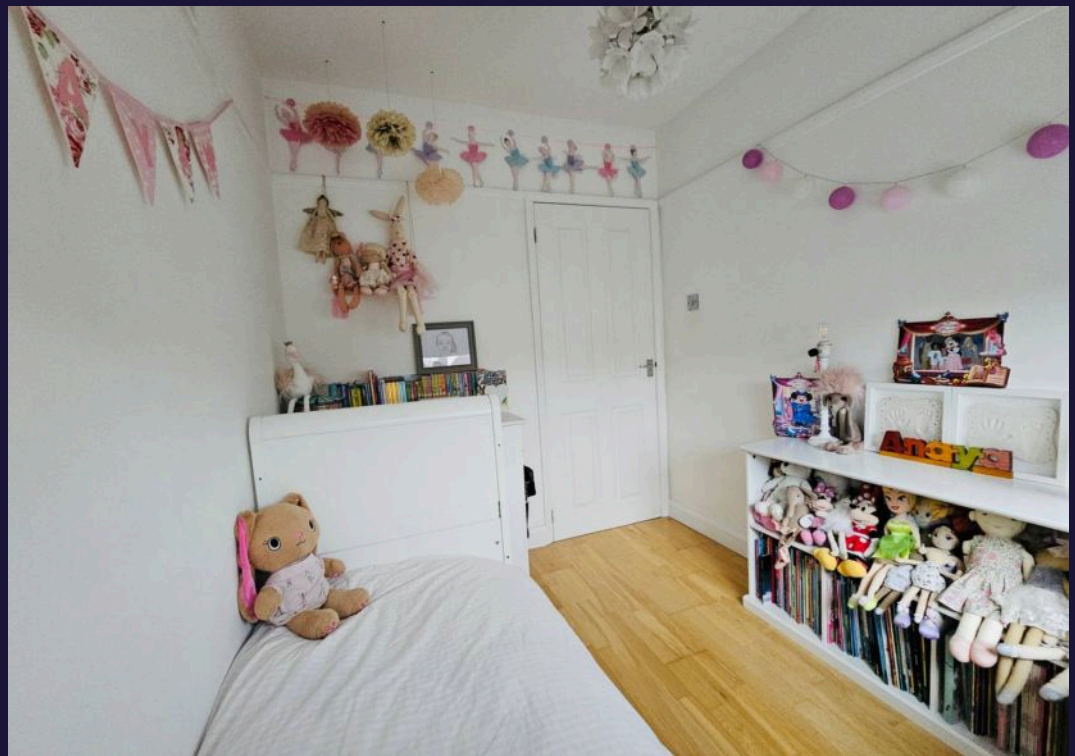
Bedroom Three

8' 3" x 6' 11" (2.52m x 2.11m)

Oak flooring, double glazed window and radiator.

Family Bathroom

Fitted with a modern three piece suite bathroom comprising wc, pedestal wash hand basin and panel bath with shower over. Tiling to floor and wet areas, chrome vertical heated towel rail, extractor fan and double glazed obscure glass window to the side elevation.







Comfort Estates

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