



Coronation Road,
Bestwood Village, Nottingham
NG6 8TH

£185,000 Freehold



** GUIDE PRICE £185,000 - £190,000 **

Robert Ellis Estate Agents are proud to offer to the market this FANTASTIC THREE BEDROOM, SEMI DETACHED FAMILY HOME situated on a CORNER PLOT in BESTWOOD VILLAGE, NOTTINGHAM.

The property is a stone's throw away from Hucknall town centre accommodating local amenities, shops and restaurants. Alongside this, it offers easily accessible transport links into Mapperley, Nottingham City centre and surrounding villages/towns, with a bus stop right outside the home. The home is located ideally for families with local schools being within walking distance.

Upon entry, you are welcomed into the entrance porch which leads to the hallway. Off the hallway is the kitchen with fitted units, alongside the lounge with sliding doors opening onto the rear garden which hosts patio area and laid to lawn.

Stairs lead to landing, first double bedroom, second double bedroom, third bedroom and family bathroom featuring a three piece suite.

The property is positioned on a corner plot with detached garage and block paved driveway for at least four cars, with laid to lawns.

A viewing is HIGHLY RECOMMENDED to appreciate the SIZE, LOCATION and QUALITY of this family home - Contact the office on 0115 648 5485 now!



Entrance Porch

5'0" x 4'6" approx (1.53 x 1.39 approx)

UPVC double glazed opaque composite front door. Wall mounted radiator. UPVC double glazed window.

Hallway

7'11" x 7'5" approx (2.42 x 2.27 approx)

Understairs storage cupboard. Access into Lounge and Kitchen. Stairs leading to first floor landing.

Lounge Diner

19'11" x 10'11" approx (6.09 x 3.33 approx)

Feature wood burner with surround. Wall mounted radiator. Carpeted flooring. UPVC double glazed window and UPVC double glazed sliding doors leading to the rear garden.

Kitchen

12'2" x 6'1" approx (3.71 x 1.87 approx)

Range of fitted wall and base units. Stainless steel sink with dual heat tap. Integrated cooker with 4-ring gas hob and extractor fan above. Integrated fridge freezer. Integrated dishwasher. Wall mounted radiator. UPVC double glazed window.

First Floor Landing

10'7" x 7'6" approx (3.24 x 2.30 approx)

Carpeted flooring. UPVC double glazed window. Access to Bedroom 1, 2, 3, Family Bathroom and Storage Cupboard.

Bedroom 1

11'3" x 10'5" approx (3.43 x 3.20 approx)

Wall mounted radiator. Carpeted flooring. UPVC double glazed window

Bedroom 2

9'2" x 8'5" approx (2.80 x 2.57 approx)

Wall mounted radiator. Carpeted flooring. UPVC double glazed window

Bedroom 3

6'6" x 10'1" approx (1.99 x 3.09 approx)

Wall mounted radiator. Carpeted flooring. UPVC double glazed window

Family Bathroom

7'6" x 5'3" approx (2.31 x 1.62 approx)

P-Shaped bath with dual heat tap. Handheld shower unit above. Wall mounted sink with dual heat tap and built-in storage doors below. Low level flush W/C. Partially tiled walls. Wall mounted towel radiator. Laminate flooring. UPVC double glazed opaque window.

Front of Property

The property is situated on a corner plot. Block paved driveway with space for 4 cars. Laid to front lawn area.

Detached Garage

13'1" 272'3" x 9'10" approx (4.83 x 3.02 approx)

Up and over door to the front elevation. Power source. UPVC double glazed window to the rear elevation.

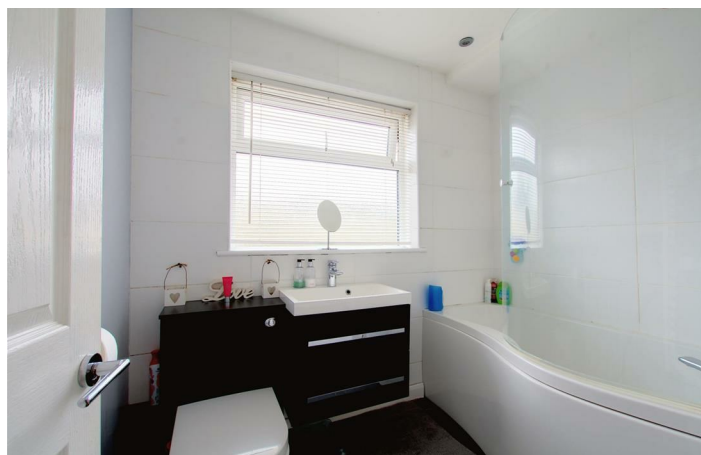
Rear Garden

Patio area with laid to lawn surrounding. Fencing to the boundaries. Space for shed.

Council Tax

Local Authority: Gedling

Council Tax Band: A





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales 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.