



Westbury Mews,  
Basford, Nottingham  
NG5 1EN

**£400,000 Freehold**



**\*\* MUST VIEW \*\* IDEAL FAMILY HOME \*\***

Robert Ellis Estate Agents are delighted to present to the market this OUTSTANDING FOUR BEDROOM, DETACHED FAMILY HOME SITUATED IN BASFORD, NOTTINGHAM.

Upon entry, you are welcomed by the hallway, enclosed lounge, open plan kitchen diner with utility area, downstairs WC, stairs leading to landing, first bedroom with en suite, second bedroom, third bedroom, fourth bedroom and family bathroom featuring a three piece suite.

To the rear is an enclosed garden with patio area, whilst the front offers ample parking and an integral garage.

The home has been finished to a high specification throughout, allowing prospective buyers to move in with ease- Contact the office on 0115 648 5485 to arrange your viewing before it is too late!



### Entrance Hallway

With a modern composite door to the front, feature large format marble floor tiles, radiator, stairs to the first floor and internal doors to:

### Cloaks/w.c.

8'10 x 3'8 approx (2.69m x 1.12m approx)

UPVC double glazed window to the side, low flush w.c., pedestal wash hand basin, tiled splashback, marble floor tiles, radiator, ceiling light point and extractor fan.

### Office/Play Room

11'9 x 8'3 approx (3.58m x 2.51m approx)

Ceiling light point, large format marble floor tiles, gas central heating boiler housed behind a matching cupboard, light and power.

### Living Room

19'7 x 8'10 approx (5.97m x 2.69m approx)

UPVC double glazed sectional bay window to the front, radiator, two ceiling light points, large format marble floor tiles.

### Dining Kitchen

22' x 9' approx (6.71m x 2.74m approx)

This open plan living/dining kitchen benefits from having a range of matching wall and base units with work surface over, integral Indesit oven with four ring stainless steel gas hob over and extractor hood above, integral appliances including a fridge/freezer, space and plumbing for an automatic washing machine, breakfast bar, space and plumbing for a free standing dishwasher, 1½ bowl stainless steel sink with modern swan neck mixer tap above, tiled splashback, recessed spotlights to the ceiling, UPVC double glazed window to the rear, UPVC double glazed door to the side and panelled door to understairs storage. Large format marble floor tiles with French doors to the rear.

### First Floor Landing

UPVC double glazed window to the side, radiator, ceiling light point, loft access hatch. airing/storage cupboard housing the hot water cylinder with a megaflo heating system and panelled doors to:

### Bedroom 1

13'1 x 12'9 approx (3.99m x 3.89m approx)

UPVC double glazed window to the front, radiator, ceiling light point and panelled door to:

### En-Suite

9'6 x 3'4 approx (2.90m x 1.02m approx)

Three piece suite comprising of a walk-in shower enclosure with a mains fed shower above, low flush w.c., pedestal wash hand basin, UPVC double glazed window to the side, radiator, extractor fan and ceiling light point.

### Bedroom 2

13' x 8'11 approx (3.96m x 2.72m approx)

UPVC double glazed window to the front, radiator and ceiling light point.

### Bedroom 3

11' x 11'8 approx (3.35m x 3.56m approx)

UPVC double glazed window to the rear, radiator and ceiling light point.

### Bedroom 4

10'8 x 9'5 approx (3.25m x 2.87m approx)

UPVC double glazed window to the rear, radiator, ceiling light point.

### Bathroom

9'1 x 6'4 approx (2.77m x 1.93m approx)

UPVC double glazed window to the side, panelled bath with mains fed shower above, low flush w.c., pedestal wash hand basin, radiator, ceiling light point and extractor fan.

### Outside

To the front of the property there is a driveway providing off the road vehicle hard standing which leads to the store with an up and over door, light and power.

To the rear of the property there is an enclosed garden laid mainly to lawn, paved patio area, fencing to the boundaries.

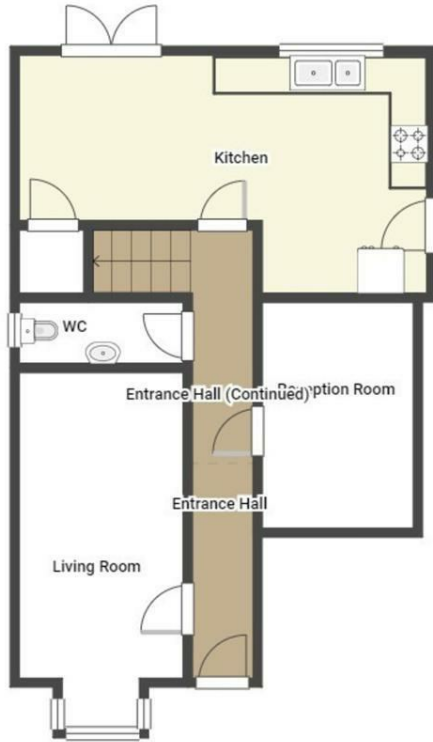
### Council Tax

Council Tax Band D, Nottingham City Council

### Property to sell?

If you are considering selling your property, Robert Ellis Estate Agents would be delighted to provide a FREE PROPERTY VALUATION. Call us today to make an appointment on 0115 648 5485!





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		84	93
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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.