Robert Ellis

look no further. . .

Darwin Close
Top Valley, Nottingham NG5 9LN

SPACIOUS THREE BEDROOM SEMI DETACHED FAMILY HOME.

GUIDE PRICE £190,000 - £200,000

£190,000 Freehold

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Tucked away on the quiet and family-friendly Darwin Close in NG5, this three-bedroom semi-detached home offers the perfect combination of modern upgrades and the opportunity to add your own personal style. With a generous double driveway and neatly maintained front lawn, the property presents strong kerb appeal from the outset. Inside, it continues to impress with bright, well-proportioned rooms, tasteful finishes, and a layout that's ideal for modern family living.

A UPVC front door leads into a welcoming entrance hall, where natural light and a neutral colour palette set the tone for the rest of the home. To the front of the property, the spacious main lounge is the perfect place to relax or entertain. A feature fireplace provides a charming focal point, while large UPVC windows allow sunlight to flood the space, creating a warm and inviting atmosphere. From the lounge, you step seamlessly through to the open-plan kitchen diner at the rear.

The kitchen diner has been thoughtfully modernised with newly fitted kitchen units and high-quality finishes, while still leaving room for future personalisation if desired. It includes ample space for a dining area ideal for casual family meals or hosting guests, and panoramic garden views through large rear windows. This is a space designed for both comfort and functionality, making it the heart of the home.

The rear garden is generous and well-structured, offering a sizeable paved patio area that's perfect for BBQs, outdoor dining, and entertaining during the warmer months. Beyond the patio, a raised lawn provides an excellent blank canvas for any keen gardeners, with plenty of space to create planting beds, a vegetable patch, or a children's play area. The garden also benefits from secure rear access via a gated fence, adding practicality and peace of mind.

Upstairs, the home continues to offer well-balanced accommodation with two large double bedrooms, each featuring ample built-in storage and space for additional furnishings. A third single bedroom, also includes integrated storage, making it ideal as a nursery, guest room, or home office. The family bathroom is presented in immaculate condition, fitted with a modern three-piece suite and finished with clean, contemporary styling.

All windows throughout the property are modern UPVC, providing excellent insulation, noise reduction, and low maintenance. The landing space is bright and airy whilst offering loft access for additional storage potential.

Darwin Close is a peaceful cul-de-sac within easy reach of a wide range of local amenities. Nearby schools, both primary and secondary, are well regarded, making this a fantastic location for families. Excellent public transport links and access to major road routes also make commuting into Nottingham city centre and surrounding areas quick and convenient. Local parks, supermarkets, cafés, and leisure facilities are all within easy reach, providing everything needed for day-to-day life right on your doorstep.

With its well-presented interiors, generous outdoor space, and scope to personalise, this is a home that offers both immediate comfort and long-term potential. Early viewing is highly recommended to appreciate all that this wonderful property has to offer.

Entrance Hallway
8'2" x 4'11" approx (2.5 x 1.5 approx)
Composite entrance door to the front elevation leading into the entrance hallway comprising laminate flooring, carpeted staircase leading to the first floor landing, coving to the ceiling, door leading through to the lounge.

Lounge
13'1" x 15'1" approx (4.0 x 4.6 approx)
Laminate flooring, UPVC double glazed window to the front elevation, coving to the ceiling, wall mounted radiator.

Kitchen Diner
17'0" x 12'9" approx (5.2 x 3.9 approx)
A range of matching wall and base units with worksurfaces over incorporating a sink and drainer unit with mixer tap over, integrated oven with four ring gas hob over, space and plumbing for a dishwasher, space and plumbing for an automatic washing machine, space and point for a freestanding fridge freezer, coving to the ceiling, wall mounted radiator, linoleum floor covering, ample space for a dining table, UPVC double glazed window to the rear elevation, UPVC double glazed French doors to the rear elevation leading out to the rear garden.

First Floor Landing
8'10" x 6'10" approx (2.7 x 2.1 approx)
Carpeted flooring, access to the loft, UPVC double glazed window to the side elevation, storage cupboard, doors leading off to:

Bedroom One
15'1" x 9'10" approx (4.6 x 3.0 approx)
UPVC double glazed window to the front elevation, coving to the ceiling, wall mounted radiator, carpeted flooring, built-in wardrobes.

Bedroom Two
10'5" x 9'10" approx (3.2 x 3.0 approx)
UPVC double glazed window to the rear elevation, coving to the ceiling, wall mounted radiator, laminate flooring.

Bedroom Three
6'10" x 11'9" approx (2.1 x 3.6 approx)
UPVC double glazed window to the front elevation, wall mounted radiator, laminate flooring, built-in storage.

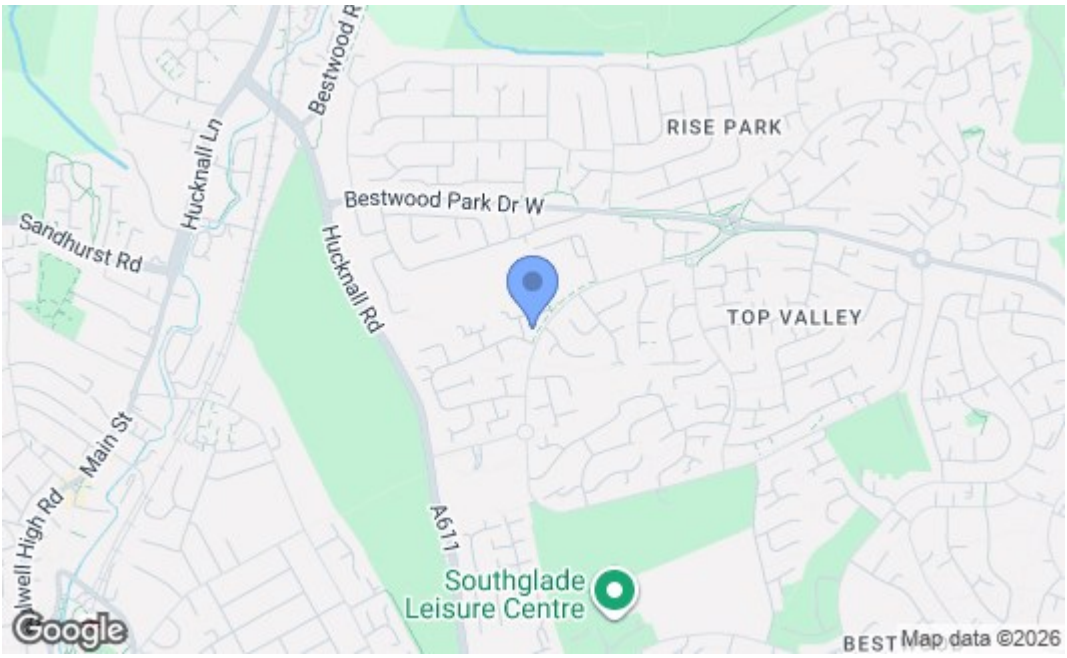
Bathroom
6'10" x 6'6" approx (2.1 x 2.0 approx)
UPVC double glazed window to the rear elevation, tiled splashbacks, panelled bath with mains fed rainwater shower over, wall mounted radiator, WC, wash hand basin with mixer tap, extractor fan, linoleum floor covering.

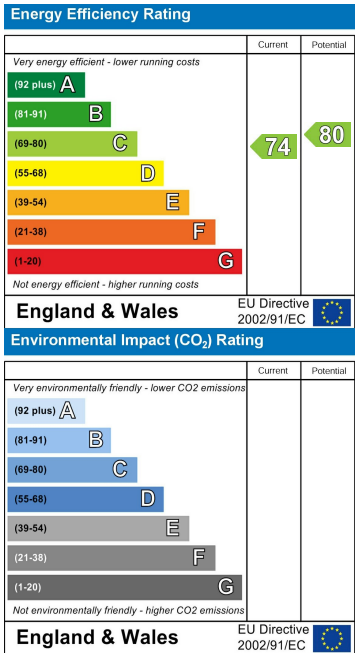
Outside

Front of Property
To the front of the property there is a driveway providing off the road parking, front lawned garden and entrance pathway to the front entrance door.

Rear of Property
To the rear of the property there is an enclosed rear garden with patio area, steps leading to the lawned area, fencing to the boundaries, side gated access to the front of the property.

Agents Notes: Additional Information
Council Tax Band: A
Local Authority: Nottingham
Electricity: Mains supply
Water: Mains supply
Heating: Mains gas
Septic Tank : No
Broadband: BT, Sky, Virgin
Broadband Speed: Standard 14mbps Ultrafast 1000mbps
Phone Signal: 02, Vodafone, EE, Three
Sewage: Mains supply
Flood Risk: No flooding in the past 5 years
Flood Defences: No
Non-Standard Construction: No
Any Legal Restrictions: No
Other Material Issues: No





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.

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