Robert Ellis

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Torbay Crescent
, Nottingham NG5 5HG

BEAUTIFULLY EXTENDED FOUR BEDROOM FAMILY HOME

Guide Price £250,000 Freehold

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This wonderfully extended semi-detached family home on Torbay Crescent, NG5, offers spacious, flexible living in a highly convenient location close to the City Hospital, transport links, parks, and local amenities including Lidl. With an adaptable ground-floor layout, generous rooms throughout, and a bright, south-facing garden, it's perfectly suited to modern family life.

The property opens with a welcoming, large front porch—ideal for coats, shoes, and everyday storage—which leads into a warm and inviting hallway. To the front sits a bright open-plan living and dining area, filled with natural light from its dual-aspect windows and enhanced by a charming feature fireplace. French doors at the rear lead into the conservatory, creating a seamless flow between indoor and outdoor living spaces and opening directly onto the suntrap garden beyond.

The kitchen is well-appointed with a comprehensive range of fitted white goods and ample worktop space, complemented by a useful pantry for additional storage.

The extended section of the ground floor provides a versatile additional space, currently arranged as a studio/work space with the potential to be used as a fourth bedroom subject to the buyers needs and requirements with an adjoining shower room. This area is ideal for use as a guest suite or self-contained annexe, offering flexibility for changing family needs.

Upstairs, the home continues to impress with two spacious double bedrooms and a comfortable single, all accessed from a welcoming landing area. The family bathroom is well presented, and there is access to the loft for additional storage.

Outside, the property enjoys both front and rear gardens. The front garden offers a pleasant approach with lawn and planting, while the rear garden makes the most of its sunny aspect, featuring a raised patio perfect for outdoor dining, a well-kept lawn, and rear access leading to a private parking space.

Situated within walking distance of Nottingham City Hospital, local schools, shops, and excellent public transport routes, this home combines practicality with charm and space—ideal for families, professionals, or those seeking adaptable accommodation in a well-connected neighbourhood.





Entrance Hallway
UPVC double glazed entrance door to the front elevation leading into the entrance hallway comprising tiled flooring, wall mounted radiator, carpeted staircase leading to the first floor landing, coving to the ceiling, door leading through to the lounge.

Lounge Diner
12'1" x 20'8" approx (3.7 x 6.3 approx)
UPVC double glazed window to the front elevation, wall mounted radiator, tiled flooring, feature fireplace with inset living flame gas fire, ample space for a dining table, UPVC double glazed sliding doors leading into the conservatory, door leading through to the kitchen.

Conservatory
13'9" x 5'6" approx (4.2 x 1.7 approx)
Tiled flooring, wall mounted radiator, lighting, UPVC double glazed windows surrounding, UPVC double glazed door to the side leading out to the rear garden.

Kitchen
8'2" x 14'1" approx (2.5 x 4.3 approx)
A range of wall and base units with worksurfaces over incorporating a 1.5 bowl sink and drainer unit with mixer tap over, integrated oven with an electric hob over and extractor hood above, space and plumbing for a washing machine, space and point for a fridge and freezer, pantry, tiled flooring, tiled splashbacks, UPVC double glazed window to the rear elevation, door to the rear hallway.

Rear Hallway
UPVC double glazed window to the side elevation, laminate flooring, skylight, doors leading off to:

WC
2'11" x 5'6" approx (0.9 x 1.7 approx)
WC, laminate flooring, picture rail, extractor fan.

Ground Floor Shower Room
3'11" x 5'6" approx (1.2 x 1.7 approx)
Shower enclosure with electric shower over, handwash basin, heated towel rail, laminate flooring, skylight, extractor fan.

Office
11'1" x 10'2" approx (3.4 x 3.1 approx)
Laminate flooring, skylight, UPVC double glazed window to the front elevation, storage cupboard.

First Floor Landing
Carpeted flooring, two UPVC double glazed windows to the side elevation, access to the loft, storage cupboard, doors leading off to:

Bedroom One
12'5" x 11'1" approx (3.8 x 3.4 approx)
UPVC double glazed window to the front elevation, wall mounted radiator, carpeted flooring.

Bedroom Two
12'5" x 9'2" approx (3.8 x 2.8 approx)
UPVC double glazed window to the rear elevation, wall mounted radiator, carpeted flooring, storage cupboard.

Bedroom Three
7'10" x 7'10" approx (2.4 x 2.4 approx)
UPVC double glazed window to the front elevation, wall mounted radiator, carpeted flooring, storage cupboard.

Bathroom
5'10" x 7'2" approx (1.8 x 2.2 approx)
UPVC double glazed windows to the side and rear elevations, panelled bath with electric shower over, WC, handwash basin, tiled splashbacks, laminate flooring, wall mounted radiator.

Rear of Property
To the rear of the property there is an enclosed rear garden with raised decked area, shed, steps leading down to a lawned garden with flower beds, hedging and fencing to the boundaries.

To the rear of the property there is a driveway accessible from the garden.

Front of Property
To the front of the property there is a gated front garden with pathway to the front entrance door, gravelled area, rockery withy a range of plants and shrubbery creating a natural screening.

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 3mbps Ultrafast 1800mbps
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



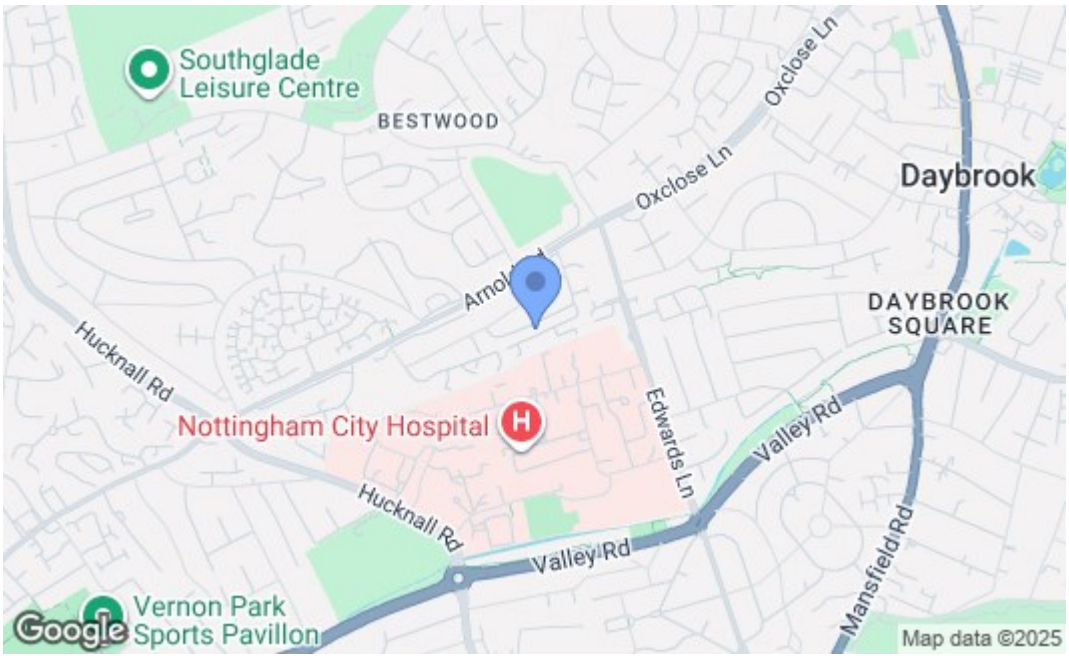


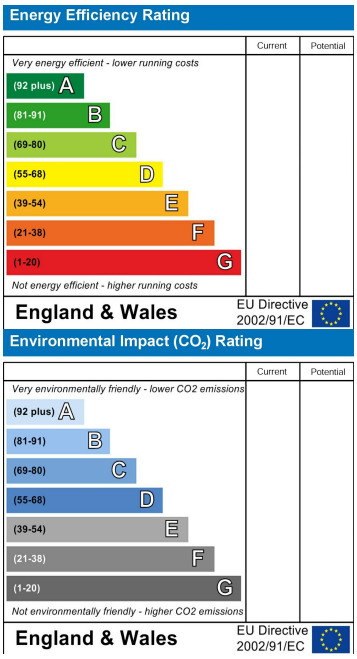












These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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