



**Runton Drive  
Nottingham NG6 0FL**

**£260,000 Freehold**

WELL PRESENTED THREE BEDROOM  
HOUSE SOLD CHAIN FREE.



A well-presented three-bedroom semi-detached home on the ever-popular Runton Drive, NG6, offered to the market chain free and ideal for families, first-time buyers or investors alike.

This spacious property benefits from off-road parking to the front and an adjoining garage, providing excellent storage or further potential. Internally, the home boasts a bright and airy open-plan double reception room, perfect for both relaxing and entertaining. To the rear, a solid-roof conservatory extension creates an additional versatile living space, complete with double doors opening out onto the enclosed garden.

The ground floor also features a fitted kitchen with integrated appliances, a useful utility room, and a convenient downstairs WC.

Upstairs, the property offers two generous double bedrooms and a large single bedroom which is comfortably able to accommodate a double bed if required. A modern three-piece family bathroom completes the first floor.

Externally, the rear garden provides a private outdoor space ideal for families, gardening, or entertaining.

Runton Drive is ideally situated for a range of local amenities, well-regarded schools, and nearby parks, making it a great location for growing families. The property is also conveniently positioned close to the ring road, offering excellent transport links, and is just a short distance from City Hospital, adding further appeal for healthcare professionals.

Early viewing is highly recommended to appreciate the space and location on offer.



### Entrance Porch

UPVC double glazed door to the front elevation, UPVC double glazed windows to the front and side elevations, tiled splashbacks, double glazed composite door leading through to the entrance hallway.

### Entrance Hallway

Laminate flooring, carpeted staircase leading to the first floor landing, storage cupboard, wall mounted radiator, doors leading off to:

### Ground Floor WC

4'6" x 2'6" approx (1.39 x 0.77 approx)

UPVC double glazed window to the side elevation, part panelling to the wall, handwash basin, WC, wall mounted radiator, wooden flooring.

### Lounge Diner

10'4" x 30'1" approx (3.15m x 9.17m approx)

### Lounge

UPVC double glazed window to the front elevation, carpeted flooring, wall mounted radiator, coving to the ceiling, dado rail, ceiling rose, feature fireplace with inset living flame gas fire, opening through to the dining room.

### Dining Room

approx (approx)

Fireplace, laminate flooring, wall mounted radiator, ceiling rose, UPVC double glazed French doors leading through to the conservatory, coving to the ceiling, door leading through to the kitchen.

### Conservatory

12'0" x 10'6" approx (3.67 x 3.22 approx)

UPVC double glazed door leading out to the rear garden, UPVC double glazed windows surrounding, laminate flooring, wall mounted radiator, door leading through to the utility room.

### Kitchen

A range of wall and base units with worksurfaces over incorporating a sink and drainer unit with swan neck mixer tap over, integrated oven with hob over and extractor hood above, space and point for a fridge freezer, tiled splashbacks, coving to the ceiling, tiled flooring, UPVC double glazed window to the side elevation, UPVC double glazed door and window leading through to the utility room.

### Utility Room

5'9" x 4'4" approx (1.76 x 1.33 approx)

Tiled flooring, worksurface, space and plumbing for a washing machine, space and point for a tumble dryer, UPVC double glazed windows to the side and rear elevations, door leading through to the conservatory, UPVC double glazed door to the kitchen, UPVC double glazed door to the rear garden.

### First Floor Landing

Stained glass window to the side elevation, dado rail, coving to the ceiling, access to the loft, carpeted flooring, doors leading off to:

### Bedroom Three

7'10" x 6'11" approx (2.39 x 2.13 approx)

UPVC double glazed window to the front elevation, carpeted flooring, wall mounted radiator.

### Bedroom Two

10'4" x 12'5" approx (3.15 x 3.80 approx)

UPVC double glazed window to the front elevation, wall mounted radiator, laminate flooring.

### Bedroom One

10'4" x 13'2" approx (3.17 x 4.02 approx)

UPVC double glazed window to the rear elevation, carpeted flooring, wall mounted radiator.

### Shower Room

8'0" x 6'10" approx (2.45 x 2.09 approx)

UPVC double glazed windows to the side and rear elevations, tiled splashbacks, wall mounted radiator, handwash basin with storage cupboards below, WC, shower enclosure with electric shower over, storage cupboard, heated towel rail.

### Outside

#### Front of Property

To the front of the property there is a driveway providing off the road parking, access to the carport, front garden with artificial lawn, a range of plants and shrubbery planted to the borders, fencing to the boundaries.

#### Carport

#### Rear of Property

To the rear of the property there is an enclosed rear garden with paved patio area, raised deck area, shed, steps leading down to further garden incorporating artificial lawned areas, block paved pathway leading to the rear of the garden, a range of mature plants and shrubbery planted to the borders, access to the carport.

### Agents Notes: Additional Information

Council Tax Band: B

Local Authority: Nottingham

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank: No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 5mbps Ultrafast 1800mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

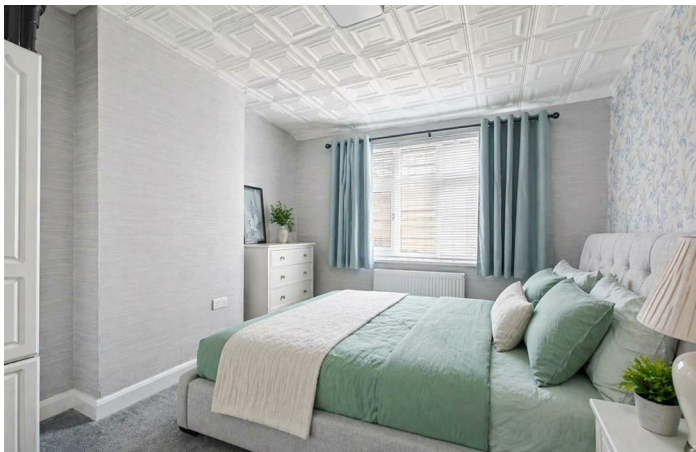
Flood Risk: No flooding in the past 5 years

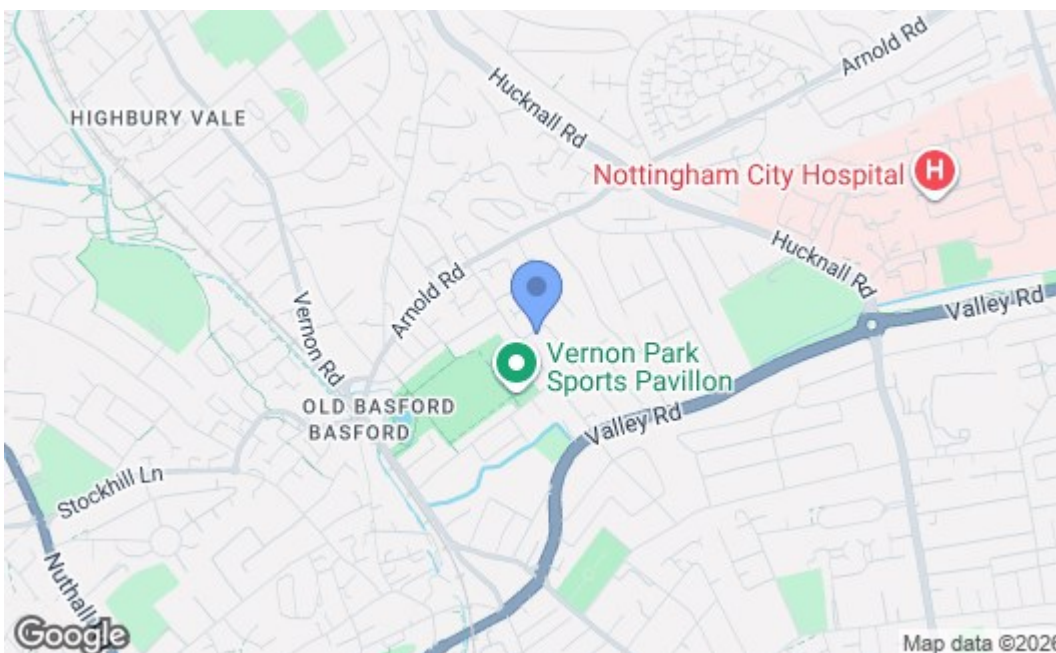
Flood Defences: No

Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C			
(55-68) D		65	
(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.