



**Abbots Close
Daybrook, Nottingham NG5 6AU**

A THREE-BEDROOM, SEMI-DETACHED
FAMILY HOME SITUATED IN DAYBROOK,
NOTTINGHAM

Asking Price £200,000 Freehold



Robert Ellis Estate Agents are delighted to bring to the market this fantastic THREE-BEDROOM, SEMI-DETACHED FAMILY HOME situated in the heart of Daybrook, Nottingham.

The property is a stone's throw away from Nottingham City Hospital as well as Arnold 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. You have Redhill Academy Arnbrook and Arnold Mill Primary School within the area, making it ideal for families.

The property benefits of modern conveniences such as gas, central heating and double glazing throughout.

Upon entry, you are greeted by the hallway which leads through to the lounge and kitchen with fitted wall and base units. The living room and kitchen both give access to the dining room. The stairs lead to the landing, first double bedroom, second double bedroom, third bedroom, family bathroom and separate WC.

The property sits on a good-sized plot. To the front of the property, there is a laid-to lawn garden and space for a gated driveway. To the rear is a large enclosed rear garden with a patio area and laid-to lawn areas and a brick-built outhouse.

A viewing is HIGHLY RECOMMENDED to appreciate the size and location of this fantastic family home. Selling with NO UPWARD CHAIN.



Entrance Hallway

UPVC double glazed leaded entrance door to the front elevation. UPVC double glazed window to the side elevation. Laminate flooring. Wall mounted double radiator. Ceiling light point. Under the stairs storage cupboard. Meter cupboard housing gas meter point. Carpeted staircase to First Floor Landing. Internal doors leading into Lounge and Kitchen

Lounge

13'1 x 12'5 approx (3.99m x 3.78m approx)

UPVC double glazed leaded window to the front elevation. Carpeted flooring. Wall mounted double radiator. Ceiling light point. Wall light point. Modern wall mounted living flame gas fire with marble hearth. Internal doors leading into Entrance Hallway and Dining Room

Dining Room

9'6 x 8'10 approx (2.90m x 2.69m approx)

UPVC double glazed picture window to the rear elevation overlooking the rear garden. Carpeted flooring. Wall mounted double radiator. Ceiling light point. Internal doors leading into Living Room and Kitchen

Kitchen

9'06 x 8'11 approx (2.90m x 2.44m approx)

UPVC double glazed window to the side elevation. UPVC double glazed door to the rear elevation leading to the enclosed rear garden. Linoleum flooring. Tiled splashbacks. Wall mounted double radiator. Ceiling light point. Range of fitted wall base and drawers units incorporating solid granite worksurfaces above. Sink and drainer unit with swan neck dual heat tap above. Space and point for freestanding gas cooker. Space and point for freestanding fridge freezer. Space and plumbing for automatic washing machine. Wall mounted Worcester Bosch gas central heating combination boiler. Access into built-in pantry. Internal doors leading into Entrance Hallway and Dining Room

First Floor Landing

UPVC double glazed window to the side elevation. Carpeted flooring. Ceiling light point. Loft access hatch. Internal doors leading into Bedroom 1, 2, 3, Bathroom and Separate Toilet

Bedroom 1

13' x 10'4 approx (3.96m x 3.15m approx)

UPVC double glazed leaded window to the front elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point. Coving to the ceiling. Built-in wardrobes providing useful additional storage space

Bedroom 2

13'01 x 8'11 approx (3.99m x 2.72m approx)

UPVC double glazed window to the rear elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point. Coving to the ceiling.

Bedroom 3

9'05 x 7'07 approx (2.87m x 2.31m approx)

UPVC double glazed window to the front elevation. Laminate flooring. Wall mounted radiator. Ceiling light point. Built-in over the stairs bed frame

Bathroom

5'07 x 4'09 approx (1.70m x 1.45m approx)

UPVC double glazed window to the rear elevation. Linoleum flooring. Partially tiled walls. Wall mounted radiator. Ceiling light point. Coving to the ceiling. Panel bath with hot and cold taps and Triton electric handheld shower unit above. Pedestal wash hand basin with hot and cold taps.

Separate Toilet

5'08 x 2'05 approx (1.73m x 0.74m approx)

UPVC double glazed window to the side elevation. Linoleum flooring. Ceiling light point. Low level flush WC

Front of Property

To the front of the property there is a garden made mainly to lawn, brick wall to the boundaries and gated access offering space for a driveway

Rear of Property

To the rear of the property there is a good sized enclosed garden incorporating a large paved patio area, garden laid to lawn, fencing and hedging to the boundaries. Access into brick built outhouse

Out House

Brick-built. Light & Power

Council Tax

Local Authority Gedling

Council Tax band B

Agents Notes: Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky

Broadband Speed - Standard 15mbps Ultrafast 1000mbps

Phone Signal – 02, Vodafone

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

Flood Defences – No

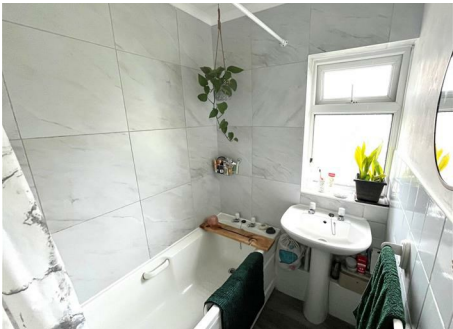
Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No



Robert Ellis
ESTATE AGENTS



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	71	
(55-68) D		
(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.