



**Pennant Road
Basford, Nottingham NG6 0JB**

£220,000 Freehold

For Sale – Three Bedroom Semi-Detached
Home on Pennant Road, NG6
Chain-Free | Quiet Cul-de-Sac Location | Ideal
for First-Time Buyers



Situated in a peaceful cul-de-sac in a well-established residential area, this three-bedroom semi-detached home on Pennant Road offers a fantastic opportunity for first-time buyers or growing families. With quick access to a nearby park, excellent local schools, and convenient M1 links, the location combines tranquillity with superb connectivity.

The property is offered chain-free, allowing for a smooth and hassle-free purchase process. To the front, a double driveway provides ample off-road parking alongside a neat lawned garden that enhances kerb appeal.

Upon entering through the modern uPVC front door, you're welcomed into a bright entrance hall. To the right is a spacious, carpeted living room featuring a bay window that fills the space with natural light, a cosy fireplace, and a useful storage cupboard.

To the rear of the home is a generous kitchen diner, well-equipped with fitted goods that can be included in the sale. There's ample storage throughout, making it a highly functional space for both cooking and entertaining. A rear door leads directly into the conservatory, which overlooks the private rear garden — a perfect spot for enjoying your morning coffee or relaxing in the evenings.

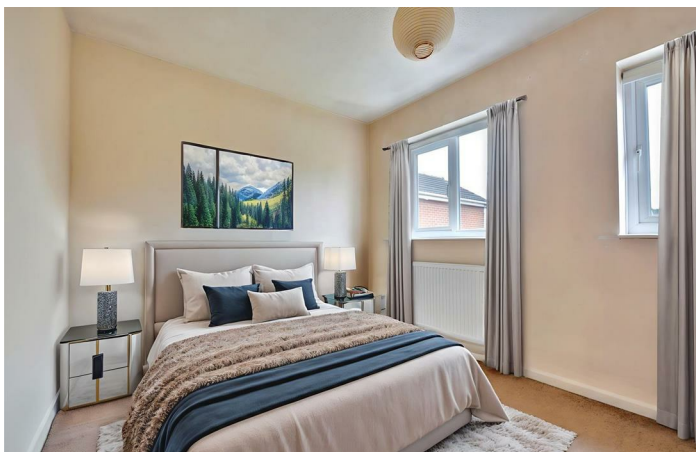
The garden itself is well maintained and designed for easy upkeep, with lawned areas and side access that leads conveniently back to the driveway.

Upstairs, the accommodation continues to impress. The spacious master bedroom sits to the front of the property and benefits from two sets of fitted wardrobes. The two additional bedrooms, located at the rear, are both generously sized and capable of accommodating double beds — making them ideal for children, guests, or even a home office.

The property is fully fitted with uPVC double-glazed windows and offers good insulation, contributing to comfort and energy efficiency all year round.

Located close to excellent amenities, reputable schools, and offering fast access to major routes including the M1, this home provides everything needed for modern family living in a quiet and friendly neighbourhood.

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



Entrance Hallway

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

Lounge

12'8" x 17'9" approx (3.869 x 5.415 approx)

Carpeted flooring, fireplace with granite hearth and surround, wooden mantle and inset gas fire, two wall mounted radiators, UPVC double glazed bay window to the front elevation, internal glazed door leading through to the kitchen.

Kitchen Diner

12'8" x 10'0" approx (3.869 x 3.051 approx)

Carpeted flooring, tiled flooring, wall mounted radiator, two UPVC double glazed window to the rear elevation, UPVC double glazed door leading through to the lean to, a range of 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 and extractor hood above, space and plumbing for a dishwasher, space and plumbing for a washing machine, space and point for a freestanding fridge freezer, ample space for a dining table, tiled splashbacks, tiled flooring.

Lean To

12'1" x 7'5" approx (3.688 x 2.285 approx)

Tiled flooring, glazed windows surrounding, glazed sliding doors to the rear elevation leading out to the rear garden, light and power, water faucet.

First Floor Landing

Carpeted flooring, access to the loft, doors leading off to:

Bedroom Two

7'4" x 6'11" approx (2.250 x 2.120 approx)

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

Bedroom Three

11'4" x 5'7" approx (3.458 x 1.707 approx)

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

Bathroom

5'9" x 6'3" approx (1.760 x 1.922 approx)

UPVC double glazed window to the side elevation, wash hand basin, WC, wall mounted radiator, panelled bath with electric shower over, tiling to the walls.

Bedroom One

10'6" x 10'6" approx (3.223 x 3.204 approx)

Carpeted flooring, two UPVC double glazed windows to the front elevations, wall mounted radiator, built-in storage.

Outside

Rear of Property

To the rear of the property there is an enclosed rear garden with patio leading to a lawned area, fencing to the boundaries, a range of plants and shrubbery planted to the borders, side access to the front of the property.

Front of Property

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

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 15mbps 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

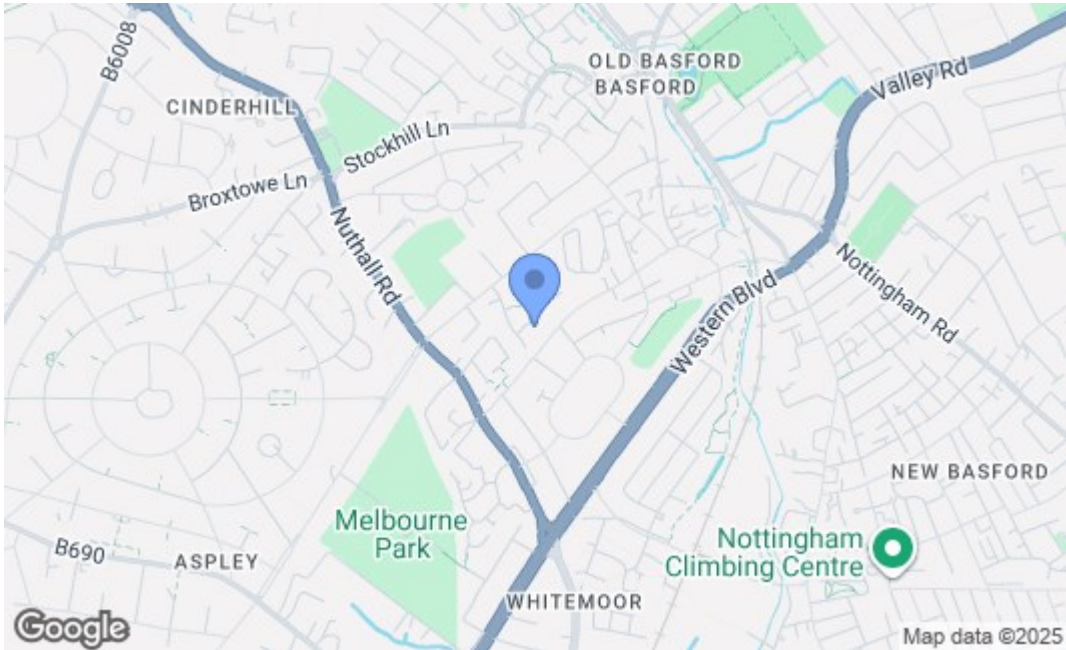
Any Legal Restrictions: No

Other Material Issues: No

**There is an AI image on this property to show the potential of the lounge and master bedroom.



Robert Ellis
ESTATE AGENTS



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