



Stockhill Lane
Basford, Nottingham NG6 0LP

A MODERN THREE BEDROOM SEMI-
DETACHED FAMILY PROPERTY

Guide Price £180,000 Freehold



ROBERT ELLIS ESTATE AGENTS are delighted to welcome to the market this SPACIOUS AND WELL-PRESENTED THREE-BEDROOM SEMI-DETACHED FAMILY HOME, situated in the ever-popular and well-connected area of Basford, Nottingham.

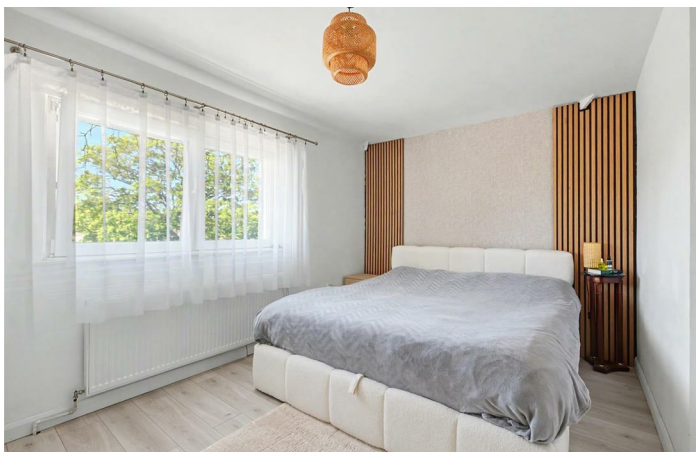
Basford is a highly sought-after location, offering a fantastic balance of convenience and community feel. With excellent transport links, including the NET tram network, regular bus services, and easy access to major road links such as the A610 and M11, commuting is a breeze. The area is also well-served with local schools, shops, parks, and amenities, making it an ideal choice for families and professionals alike.

Stepping inside the property, you are welcomed by a spacious and inviting hallway, which provides access to a modern, refitted ground-floor shower room. The well-equipped dining kitchen offers ample storage and worktop space, with a double-glazed door leading out to the beautifully landscaped rear garden. The generous lounge enjoys plenty of natural light from the front elevation, creating a bright and comfortable living space.

The rear garden is a standout feature of the home, thoughtfully designed over two levels with decked patio areas and tiered lawns, providing the perfect setting for relaxing, entertaining, and family activities.

To the first floor, the landing leads to three well-proportioned double bedrooms, offering plenty of space for a growing family. A large storage cupboard also adds to the practicality of the home.

Properties in this location are highly sought after, and early viewing is strongly advised to appreciate the fantastic space, modern layout, and prime location this home has to offer!



Front of Property

To the front of the property there is a low maintenance gravelled garden with walled boundaries and pathway leading to the front entrance door, secure gated access to the rear of the property.

Entrance Hallway

Featuring wooden staircasing leading to the first floor landing, composite entrance door to the front elevation, stripped wood flooring, panelled doors leading off to refitted shower room and living room.

Shower Room

8'4" x 5'8" approx (2.56 x 1.74 approx)

Modern refitted three piece suite comprising low level flush WC, wall hung vanity wash hand basin with storage cupboards below, walk in shower enclosure featuring mains fed shower above, UPVC double glazed window to the side elevation, feature tiling to the walls, heated vertical towel rail, further under stairs storage space, space and point for washing machine.

Living Room

14'5" x 12'5" approx (4.40 x 3.80 approx)

Living Room - Bright and spacious living room benefits from having UPVC double glazed window to the front elevation, wall mounted radiator, feature fireplace incorporating wooden mantle, stone hearth and surround with electric fire, laminate floor covering, coving to the ceiling, ceiling light point, shelving to chimney recess, doorway leading through to the dining kitchen.

Dining Area - UPVC double glazed door to the rear elevation leading out to landscaped rear garden, wall mounted radiator, ceiling light point, tiling to floor, opening leading through to kitchen.

Kitchen

14'5" x 8'4" approx (4.4 x 2.56 approx)

A range of matching wall and base units incorporating laminate work surfaces above, stainless steel sink with mixer tap over, integrated oven, four ring stainless steel gas hob with stainless steel extractor hood over, UPVC double glazed window to the rear elevation, tiling to the floor, tiled splashbacks, space and point for freestanding fridge freezer.

First Floor Landing

UPVC double glazed window to the side elevation, ceiling light point, loft access hatch, large storage cupboard proving

useful versatile storage space, panelled doors leading off to rooms.

Bedroom One

14'5" x 12'5" approx (4.41 x 3.80 approx)

UPVC double glazed window to the front elevation, wall mounted radiator, ceiling light point, laminate floor covering.

Bedroom Two

8'5" x 12'7" approx (2.58 x 3.85 approx)

UPVC double glazed window to the rear elevation, wall mounted radiator, ceiling light point, laminate floor covering.

Bedroom Three

8'5" x 9'5" approx (2.58 x 2.88 approx)

UPVC double glazed window to the rear elevation, wall mounted radiator, ceiling light point, laminate floor covering.

Rear of Property

To the rear of the property there is an enclosed tiered rear garden with a spacious paved patio area, further garden laid to lawn with hedging and fencing to the boundaries.

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 20mbps Ultrafast 1000mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

Flood Defences: No

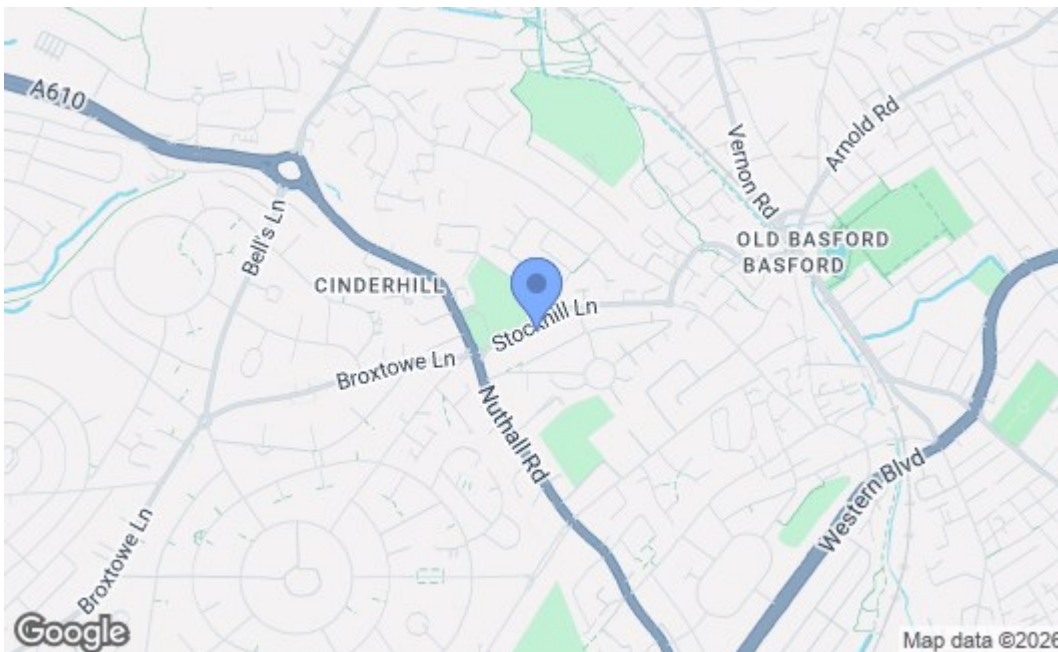
Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No



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		62	
(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.