Robert Ellis

look no further. . .

Mardling Avenue
Bestwood, Nottingham NG5 5UG

A WELL PRESENTED THREE BEDROOM END TERRACE PROPERTY FOR SALE IN BESTWOOD!

Offers In The Region Of £240,000 Freehold

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Robert Ellis Estate Agents are pleased to offer to the market this spacious and versatile three-bedroom end of terrace home, ideally located in the popular residential area of Bestwood, Nottingham. With excellent access to local schools, shops, and public transport, this property is a fantastic option for families and first-time buyers alike.

Set over three floors, the layout offers flexible living space. Upon entering the property, you're welcomed into a practical entrance hallway with access to a ground floor shower room, a utility room, and a spacious open-plan kitchen, dining, and living area – creating a sociable hub ideal for everyday life and entertaining.

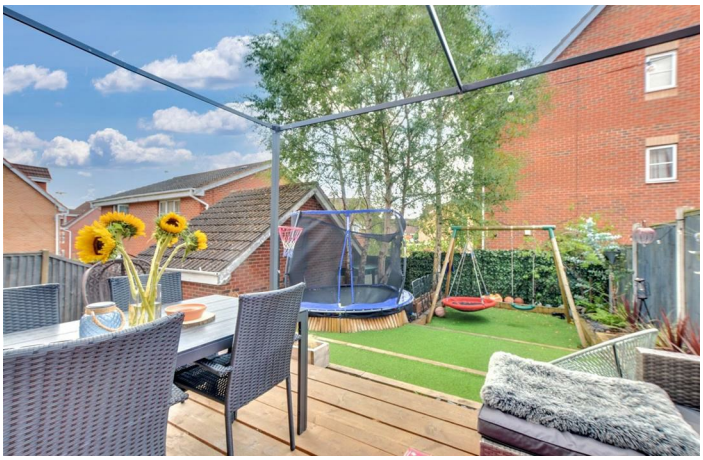
The first floor features a comfortable main lounge and a well-sized bedroom, offering the option for a guest room, office, or additional family space.

On the second floor, you'll find a further two bedrooms, including the main bedroom with its own en-suite, as well as a family bathroom. All rooms are well-proportioned and offer great flexibility for growing families or those needing work-from-home space.

Externally, the property offers a driveway to the front for off-street parking, and to the rear is a generous, low-maintenance garden, providing the perfect outdoor space for relaxing, entertaining, or children's play.

Located in a convenient area with easy access to local amenities and transport links, this is a well-rounded home offering plenty of space across three floors.

A great opportunity – viewing comes highly recommended!



Entrance Hallway
UPVC double glazed entrance door to the front elevation leading into the entrance hallway comprising UPVC double glazed window to the side elevation, laminate floor covering, wall mounted radiator, carpeted staircase leading to the first floor landing, under stairs storage cupboard, doors leading off to:

Living Kitchen Diner
25'10" x 7'3" approx (7.89 x 2.21 approx)
Laminate floor covering, wall mounted radiator, a range of wall and base units with worksurfaces over incorporating a sink and drainer unit with mixer tap over, integrated microwave, integrated oven, five ring induction hob with extractor hood above, UPVC double glazed window to the front elevation, UPVC double glazed French doors to the rear elevation leading out to the rear garden, recessed spotlights to the ceiling.

Downstairs Shower Room
9'3" x 9'3" approx (2.84 x 2.83 approx)
WC, wall mounted radiator, UPVC double glazed window to the side elevation, handwash basin with separate hot and cold taps, tiled splashbacks, recessed spotlights to the ceiling, shower cubicle with mains fed shower.

Utility Room
5'7" x 6'3" approx (1.71 x 1.91 approx)
Wall mounted boiler, UPVC double glazed door giving access to the rear garden, base unit with worksurface over incorporating a sink with mixer tap, space and plumbing for a washing machine, wall mounted radiator, tiled splashbacks, tiled flooring.

First Floor Landing
Carpeted flooring, wall mounted radiator, UPVC double glazed window to the front elevation, staircase leading to the second floor landing, doors leading off to:

Lounge
14'7" x 16'10" approx (4.45 x 5.15 approx)
Laminate floor covering, two wall mounted radiators, coving to the ceiling, recessed spotlights to the ceiling, fireplace, UPVC double glazed window to the rear elevation.

Bedroom Three
8'2" x 8'6" approx (2.49 x 2.61 approx)
Recessed spotlights to the ceiling, laminate floor covering, UPVC double glazed window to the front elevation, wall mounted radiator.

Second Floor Landing
Carpeted flooring, UPVC double glazed window to the side elevation, wall mounted radiator, access to the loft, doors leading off to:

Bedroom Two
12'4" x 11'0" min approx (3.78 x 3.37 min approx)
Two UPVC double glazed windows to the front elevation, built-in storage, laminate floor covering, wall mounted radiator.

Bedroom One
8'8" x 13'8" approx (2.66 x 4.18 approx)
UPVC double glazed window to the rear elevation, laminate floor covering, wall mounted radiator, door to en-suite.

En-Suite
4'8" x 5'4" approx (1.44 x 1.64 approx)
UPVC double glazed window to the rear elevation, tiled splashbacks, tiled flooring, wash hand basin with mixer tap, shaver point, WC, shower cubicle with mains fed shower over, heated towel rail.

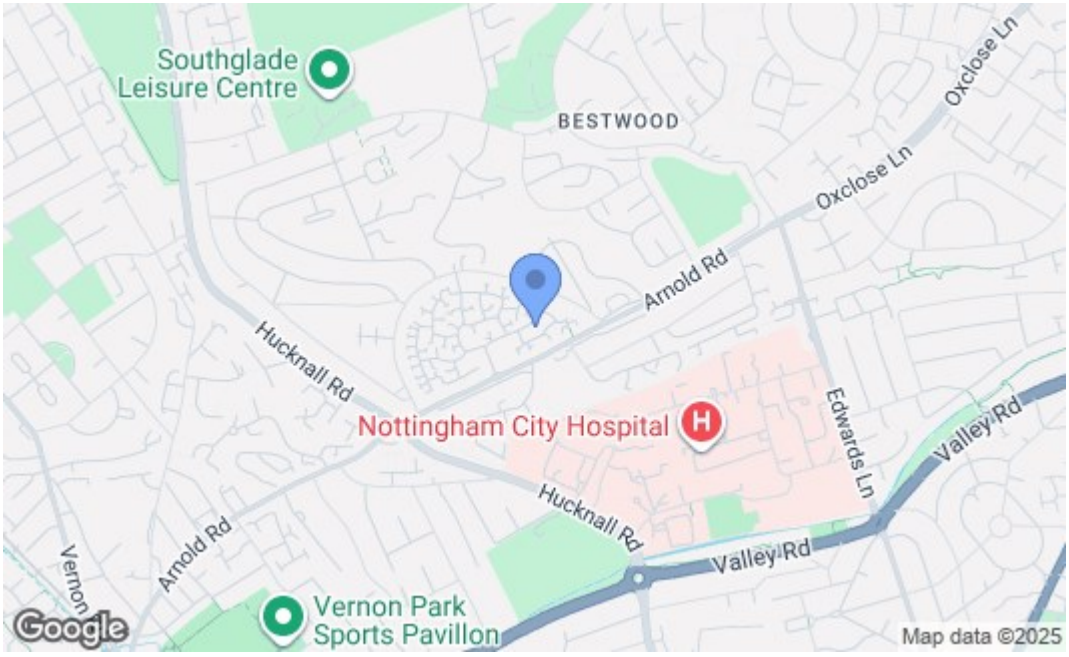
Bathroom
Tiling to the walls, heated towel rail, handwash basin with mixer tap and storage below, WC, panelled bath with mixer tap and mains fed rainwater shower over, UPVC double glazed window to the side elevation.

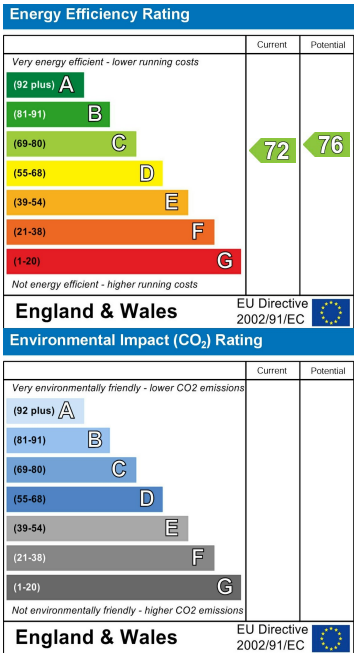
Outside

Front of Property
To the front of the property there is a driveway providing off the road parking.

Rear of Property
To the rear of the property there is an enclosed rear garden with decked area leading to tiered artificial lawned areas, slate areas, access to the shed, fencing to the boundaries, a range of plants and shrubbery planted to the borders.

Agents Notes: Additional Information
Council Tax Band: C
Local Authority: Nottingham
Electricity: Mains supply
Water: Mains supply
Heating: Mains gas
Septic Tank : No
Broadband: BT, Sky, Virgin
Broadband Speed: Standard 4mbps 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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