



**Longfield Avenue  
Bilborough, Nottingham NG8 4JP**

**Asking Price £240,000 Freehold**



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



**\*\* NO CHAIN \*\* MOVE STRAIGHT IN \*\* MUST VIEW \*\* STYLISH HOME \*\***

Robert Ellis Estate Agents are delighted to offer to the market this THREE BEDROOM SEMI-DETACHED FAMILY HOME situated on a modern development in Bilborough, Nottingham.

The property is ideally tucked away from the main road but still close to Bilborough College and located just off the A6002 Bilborough Road which gives access to Junction 26 of the M1 motorway.

In brief the property comprises of an entrance hallway, living room, kitchen/diner, downstairs WC, three bedrooms, en suite to master and a family bathroom. The property benefits from all furniture being included in the sale.

Externally the property benefits from a driveway for one car but potential for two cars if desired and a low maintenance rear garden.

This home also benefits from having underfloor heating from the entrance hallway through to the kitchen and ends at the downstairs WC which is controlled via an app. Smart washing machine controlled via an app. There is also a HIVE system installed which controls the boiler and hot water and CCTV system surrounding the property.

An early viewing on this stylish home is highly recommended to appreciate the accommodation on offer!



## Front of Property

Driveway providing off the road parking. Small laid to lawn front garden. Gated access to side of property

## Entrance Hallway

Composite front entrance door to the front elevation. Heated wood effect tiled flooring. Wall mounted radiator. Ceiling light point. Carpeted staircase to First Floor Landing. Internal door leading into Living Room

## Living Room

12'2" x 14'2" approx (3.72 x 4.33 approx)

UPVC double glazed window to the front elevation. Heated wood effect tiled flooring. Wall mounted radiator. Spotlights to ceiling. Ceiling light points. Feature lighting surrounding ceiling. Feature solid stone wall. TV point. Internal door leading into Kitchen Diner

## Kitchen Diner

15'3" x 9'4" approx (4.65 x 2.87 approx)

UPVC double glazed window to the rear elevation. UPVC double glazed French doors to the rear elevation leading out to the enclosed rear garden. Heated wood effect tiled flooring. Fully tiled walls. Wall mounted radiator. Spotlights to ceiling. Feature ceiling light points. Range of contemporary wall base and drawers units with worksurfaces above. Double sink and drainer unit with dual heat tap above. Integrated gas oven. 4 ring gas hob with extractor unit above. Integrated Bosch integrated dishwasher. Space and plumbing for automatic washing machine. Space and point for freestanding fridge freezer. Ample space for Dining. Internal door leading into Ground Floor WC

## Ground Floor WC

3'1" x 8'2" approx (0.95 x 2.51 approx)

Heated wood effect tiled flooring. Tiled splash backs. Wall mounted radiator. Spotlights to ceiling. Feature wall mounted mirror with lighting. Vanity wash hand basin with dual heat tap and storage cupboards below. WC

## First Floor Landing

UPVC double glazed window to the side elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point. Loft access hatch (Loft houses CCTC system) Storage cupboard housing boiler. Internal doors leading into Bedroom 1, 2, 3 and Family Bathroom

## Bedroom 1

10'4" x 8'7" approx (3.16 x 2.64 approx)

UPVC double glazed window to the rear elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point. Built-in mirrored sliding door double wardrobes. Feature wall mounted mirror with lighting. Internal door leading into En Suite Shower Room

## En Suite Shower Room

4'10" x 4'7" approx (1.49 x 1.41 approx)

UPVC double glazed window to the rear elevation. Tiled flooring. Fully tiled walls. Wall mounted towel radiator. Spotlights to ceiling. 3 piece suite comprising of a walk-in shower enclosure with mains fed shower above, vanity wash hand basin with dual heat tap and storage cupboards below and a WC

## Bedroom 2

5'11" x 10'2" approx (1.82 x 3.10 approx)

UPVC double glazed window to the front elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point. Built-in sliding door double wardrobes

## Bedroom 3

5'11" x 6'9" approx (1.81 x 2.08 approx)

UPVC double glazed window to the front elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point. Built-in storage cupboard

## Family Bathroom

4'6" x 7'7" approx (1.39 x 2.32 approx)

UPVC double glazed window to the side elevation. Tiled flooring. Fully tiled walls. Wall mounted towel radiator. Spotlights to ceiling. Wall light point. Feature wall mounted mirror with lighting. 3 piece suite comprising of a panel bath with dual heat tap and mains fed shower above, vanity wash hand basin with dual heat tap and storage cupboards below and a WC

## Rear of Property

Enclosed low maintenance rear garden mostly laid to lawn. Small patio area. Tree. Fencing surrounding. Space for shed. Gated access to front of property

## Council Tax

Local Authority Broxtowe

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 16mbps Ultrafast 1000mbps

Phone Signal – 02, Vodafone

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

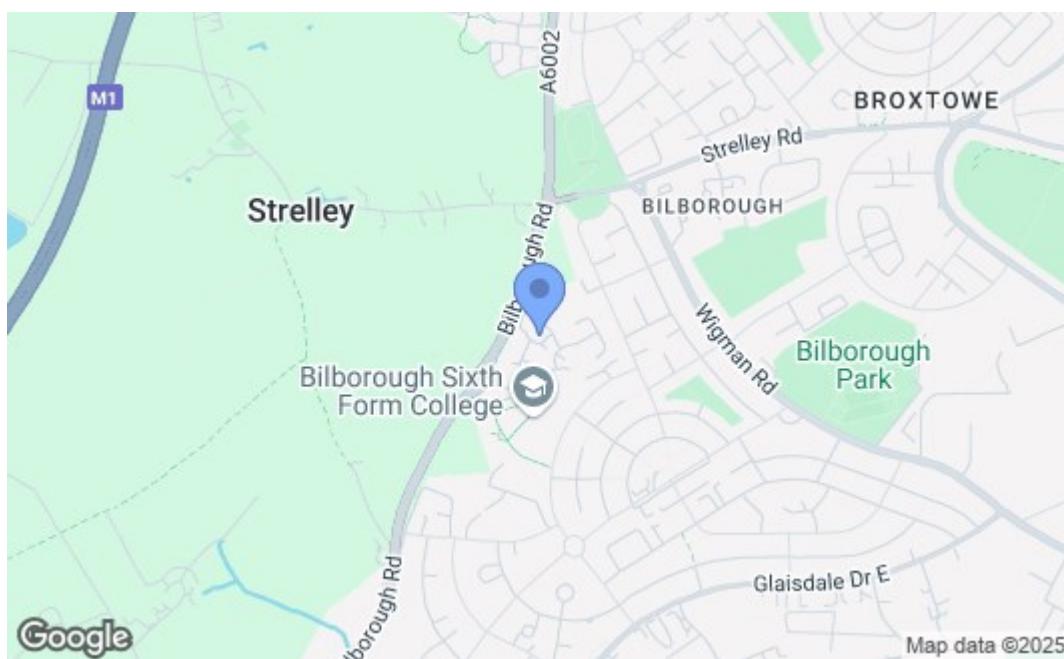
Flood Defences – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	91
(81-91)	B	77
(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 <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  
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.