



**Beauclerk Drive
, Nottingham NG5 9BA**

THREE BEDROOM SEMI-DETACHED FAMILY
PROPERTY

Offers In The Region Of

£240,000 - £250,000

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Robert Ellis are delighted to bring to the market this beautifully presented three-bedroom semi-detached home, positioned within this highly sought-after residential location in Rise Park.

This lovely home has been thoughtfully updated throughout and offers modern, ready-to-move-into accommodation ideal for first-time buyers, young families and those searching for a well-appointed property close to excellent transport links, local shops and reputable schools.

Internally, the property comprises an entrance hallway leading into a bright and spacious lounge featuring a contemporary panelled media wall and French doors opening into the open-plan dining kitchen. The kitchen is fitted with a stylish range of modern units, integrated appliances and ample space for a family dining table, with sliding doors giving direct access to the rear garden.

To the first floor are three well-proportioned bedrooms, including two generous doubles with built-in wardrobes, and a modern family bathroom complete with a P-shaped bath with shower over.

Outside, the property stands behind a double-width driveway providing ample off-street parking. The rear garden is fully enclosed and offers a fantastic outdoor space with lawn, raised decking, Indian sandstone patio and mature planting for privacy. The garage has been adapted for use as a home gym and craft space, offering versatility for a range of needs, but can easily be used traditionally if preferred.

Situated within easy reach of Rise Park's amenities, bus routes into Nottingham city centre, local parks and Southglade Leisure Centre, this property represents an excellent opportunity to secure a well-maintained home in a popular location. Early viewing is highly recommended.



Entrance Hallway

5'5 x 5'09 approx (1.65m x 1.75m approx)

Modern double glazed composite entrance door to the front elevation leading into the entrance hallway comprising laminate flooring, carpeted staircase leading to the first floor landing, wall mounted double radiator, alarm control panel, door leading through to the lounge.

Lounge

12'2 x 14'06 approx (3.71m x 4.42m approx)

UPVC double glazed window to the front elevation, carpeted flooring, recessed spotlights to the ceiling, wall mounted radiator, feature panelled wall with space for a wall mounted television, internal French doors leading through to the fitted dining kitchen.

Dining Kitchen

10'6 x 15'02 approx (3.20m x 4.62m approx)

A range of matching wall and base units with worksurfaces over incorporating a sink and drainer unit with swan neck mixer tap over, integrated oven with gas hob over and extractor hood over, tiled splashbacks, wall mounted gas central heating combination boiler providing hot water and central heating to the property, integrated fridge freezer, integrated washing machine, large tiled format flooring, ample space for a dining table, wall mounted double radiator, UPVC double glazed window to the rear elevation, UPVC double glazed sliding patio door leading to the garden.

First Floor Landing

UPVC double glazed window to the side elevation, wall mounted radiator, loft access hatch, airing cupboard providing useful additional storage space, panelled doors leading off to:

Bedroom One

8'06 x 12'04 approx (2.59m x 3.76m approx)

UPVC double glazed picture window to the front elevation, wall mounted double radiator, built-in wardrobe providing useful additional storage space.

Bedroom Two

8'08 x 10' approx (2.64m x 3.05m approx)

UPVC double glazed window to the rear elevation, wall mounted double radiator, built-in wardrobe providing useful additional storage space.

Family Bathroom

6'07 x 6'05 approx (2.01m x 1.96m approx)

Three piece suite comprising P-shaped panelled bath with

electric shower above, pedestal wash hand basin, low level flush WC, heated towel rail, tiled splashbacks, UPVC double glazed window to the rear elevation, tiling to the floor, recessed spotlights to the ceiling.

Bedroom Three

9'07 x 6'06 approx (2.92m x 1.98m approx)

UPVC double glazed window to the front elevation, wall mounted double radiator, built-in storage cupboard over the stairs providing useful additional storage space.

Front of Property

To the front of the property there is a double driveway providing ample off the road vehicle hardstanding, pathway to the front entrance door.

Rear of Property

To the rear of the property there is an enclosed rear garden being laid mainly to lawn with fencing to the boundaries, raised rear decked area, Indian sandstone paved patio area with blue block edging, external security lighting, external power sockets, outdoor water tap, mature shrubs and trees planted to the borders creating ideal screening.

Garage

16'04 x 7'8 approx (4.98m x 2.34m approx)

UPVC double glazed doors to the front and rear elevations, UPVC double glazed window to the front elevation providing additional lighting, ceiling light points, light and power.

Currently utilised as a home gym with additional crafting area with a number of potential uses subject to the buyers needs and requirements.

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 8mbps Ultrafast 1000mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

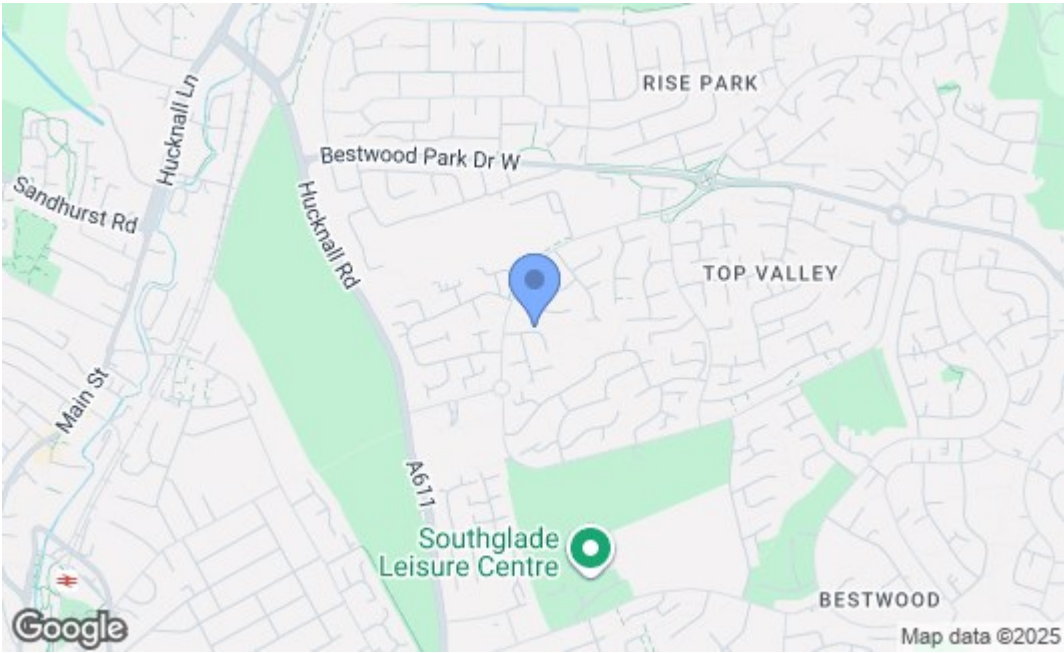
Flood Defences: No

Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No





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.