



Japonica Drive  
Basford, Nottingham NG6 8PU

A WELL PRESENTED HOME FOR SALE!

**£250,000 Freehold**



This well-presented three-bedroom semi-detached home offers versatile living accommodation, off-road parking and an enclosed rear garden, making it an ideal choice for first-time buyers, young families or those looking for additional work-from-home space.

The accommodation begins with an entrance hallway leading into a spacious lounge, with French doors opening through to the dining room. The dining room enjoys direct access to the rear garden and connects conveniently to the fitted kitchen, which features a range of wall and base units, integrated oven with gas hob and space for appliances.

A particular feature of the property is the additional snug, providing a highly versatile space that could be used as a home office, playroom or gym. This is complemented by a separate utility room with further storage, sink facilities and space for appliances.

To the first floor are three bedrooms and the family bathroom. Bedroom two benefits from built-in wardrobes, while the remaining bedrooms provide flexible accommodation suitable for family living, guests or home working.

Outside, the property benefits from a driveway providing off-road parking. To the rear is an enclosed garden incorporating patio areas, a lawn, shed and fenced boundaries, offering plenty of scope to create an attractive outdoor entertaining and family space.



### Entrance Hallway

UPVC entrance door to the front elevation, laminate flooring, UPVC double glazed window to the side elevation, staircase leading to the first floor landing, doors leading off to:

### Lounge

13'07 × 11'90 approx (4.14m × 3.35m approx)

UPVC double glazed window to the front elevation, two wall mounted radiators, coving to the ceiling, internal French doors leading through to the dining room.

### Dining Room

10'47 × 7'09 approx (3.05m × 2.36m approx)

Laminate flooring, UPVC double glazed sliding doors to the rear elevation, wall mounted radiator, coving to the ceiling, door leading through to the kitchen.

### Kitchen

10'35 × 7'38 approx (3.05m × 2.13m approx)

UPVC double glazed window to the rear elevation, laminate flooring, tiled splashbacks, a range of wall and base units with worksurfaces over incorporating a sink and drainer unit with mixer tap, oven with four ring gas hob over and extractor hood above, space and plumbing for a washing machine.

### Snug

14'09 × 7'14 approx (4.50m × 2.13m approx)

Versatile space that could be used for a home gym, office, playroom subject to the buyers needs and requirements.

Built-in storage, laminate flooring, UPVC double glazed French doors to the front elevation, wall mounted radiator, door to the utility room.

### Utility Room

7'37 × 7'40 approx (2.13m × 2.13m approx)

UPVC double glazed window to the rear elevation, UPVC double glazed door to the rear elevation, heated towel rail, tiled splashbacks, wall and base units with worksurfaces over incorporating a sink and drainer unit with mixer tap over, space and plumbing for a washing machine, space and point for a fridge freezer.

### First Floor Landing

Carpeted flooring, access to the loft, built-in storage, doors leading off to:

### Bathroom

Tiled flooring, tiling to the walls, UPVC double glazed

window to the rear elevation, bath with mains fed rain fall shower over, heated towel rail, WC, handwash basin with separate hot and cold taps.

### Bedroom One

12'63 × 8'76 approx (3.66m × 2.44m approx)

UPVC double glazed window to the front elevation, wall mounted radiator, carpeted flooring.

### Bedroom Two

9'20 × 8'45 approx (2.74m × 2.44m approx)

UPVC double glazed window to the rear elevation, wall mounted radiator, laminate flooring, built-in wardrobes.

### Bedroom Three

9'14 × 6'87 approx (2.74m × 1.83m approx)

UPVC double glazed window to the front elevation, wall mounted radiator, carpeted flooring.

### 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 patio with steps leading to further patio and laid to lawn, shed, fencing to the boundaries.

### 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 14mbps Ultrafast 5500mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

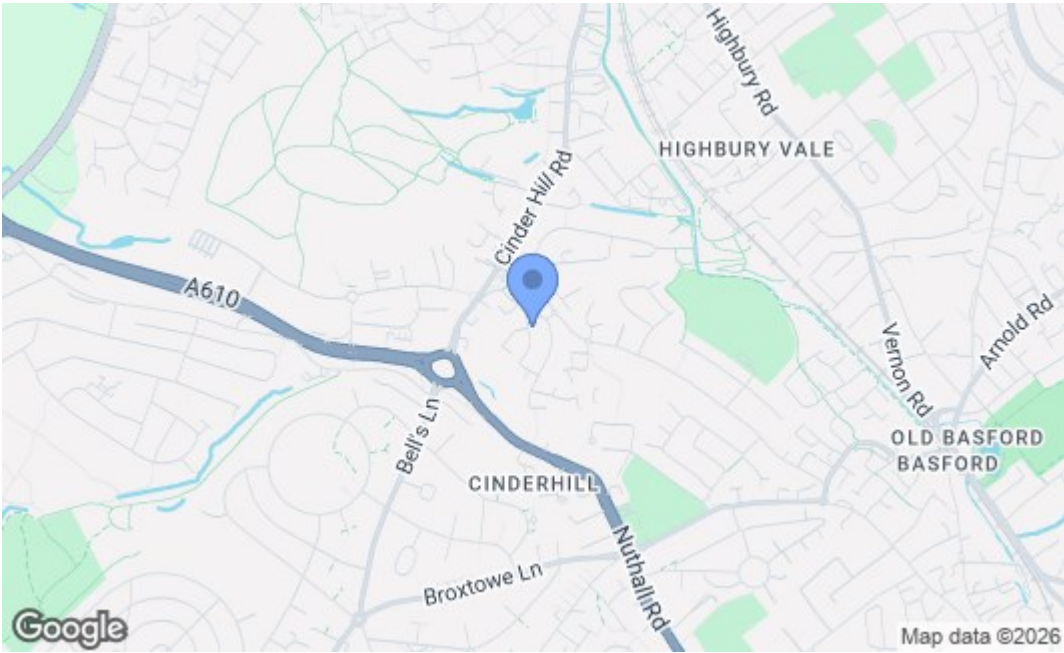
Flood Defences: No

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                                                     |         | 83        |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       | 72      |           |
| (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.