Robert Ellis

look no further. . .

Rose Ash Lane
Bestwood, Nottingham NG5 5PZ

For Sale – Rose Ash Lane, NG5 – 3-Bedroom Semi-Detached Home on a Corner Plot

£200,000 Freehold

Situated on a quiet and desirable road in NG5, this spacious three-bedroom semi-detached property offers generous living accommodation and excellent outdoor space, all set on a prominent corner plot.

The ground floor welcomes you into a bright, open-plan double reception room that runs the full depth of the property. With dual-aspect windows to the front and rear, the space is flooded with natural light and offers flexible living and dining arrangements. Beyond the reception room, a well-appointed galley kitchen provides access directly to the rear garden, while a secondary rear door leads into a lean-to conservatory that opens out to the lawn and patio — perfect for enjoying summer evenings or entertaining guests.

Upstairs, the property offers three well-proportioned bedrooms, with the master bedroom offering the potential for a walk-in wardrobe. A three-piece family bathroom and additional storage options complete the first floor, along with access to the loft space for further practicality.

Externally, the home boasts off-road parking and a detached double garage, providing ample space for vehicles or additional storage. The garden wraps around the property, offering both lawn and patio areas ideal for outdoor relaxation.

Located within easy reach of several highly regarded local schools, including [insert nearby primary and secondary schools], this property is perfectly suited to families. Rose Ash Lane also benefits from convenient access to local shops, supermarkets, and amenities, with larger shopping centres and leisure facilities nearby. Excellent transport links ensure easy access to Nottingham city centre and surrounding areas.

This home presents an excellent opportunity for families or buyers looking for space, a quiet setting, and future potential. Viewings are highly recommended.

Entrance Hallway
UPVC double glazed entrance door to the front elevation leading into the entrance hallway comprising carpeted staircase leading to the first floor landing, storage cupboard, wall mounted radiator, door leading through to the kitchen.

Kitchen
5'7" x 18'10" approx (1.716 x 5.741 approx)
A range of matching wall and base units with worksurfaces over incorporating a sink and drainer unit with separate hot and cold taps, space and point for an automatic washing machine, space and point for a Range cooker, space and point for an American style fridge freezer, UPVC double glazed window to the rear elevation, UPVC double glazed door to the rear elevation, under stairs storage cupboard, laminate floor covering, wall mounted radiator, door leading through to lounge.

Lounge
22'8" x 11'1" approx (6.910 x 3.384 approx)
UPVC double glazed window to the front elevation, UPVC French doors leading to the lean to, linoleum floor covering, coving to the ceiling, fireplace.

Lean To
9'6" x 7'8" approx (2.9 x 2.354 approx)
Wooden flooring, windows surrounding, door leading to second lean to.

Second Lean To
Secure gated access to the front of the property, UPVC door leading to the garage, glazed double door leading to the garage, secure gate to the rear garden.

Garage
24'7" x 14'10" approx (7.517 x 4.540 approx)
Light and power, wall and base units with worksurfaces over, windows to the front and rear elevations, UPVC door leading to the lean to.

First Floor Landing
Carpeted flooring, loft access hatch, storage cupboard, doors leading off to:

Bedroom One
11'8" x 10'2" approx (3.578 x 3.112 approx)
UPVC double glazed window to the front elevation, carpeted flooring, wall mounted radiator, door leading to bedroom three.

Bedroom Two
11'2" x 10'6" approx (3.408 x 3.213 approx)
UPVC double glazed window to the rear elevation, carpeted flooring, wall mounted radiator.

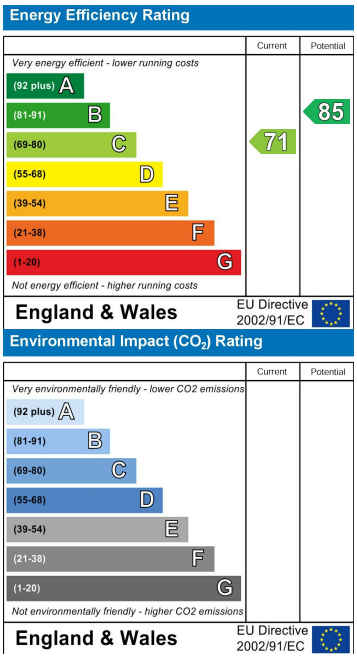
Bedroom Three
5'9" x 11'8" approx (1.755 x 3.562 approx)
UPVC double glazed window to the front elevation, carpeted flooring, wall mounted radiator.

Bathroom
Two UPVC double glazed windows to the rear elevation, WC, handwash basin with separate hot and cold taps, panelled bath with separate hot and cold taps with shower attachment, tiled splashbacks, laminate floor covering, wall mounted radiator.

Rear of Property
To the rear of the property there is an enclosed rear garden with paved patio area, lawned area, a range of mature plants and shrubs planted the borders, fencing to the boundaries, secure gated access to the lean to, UPVC double glazed door to the kitchen.

Front of Property
To the front of the property there is a gated driveway providing off the road parking for multiple cars, garden laid to lawn, pathway with steps to the front entrance door, hedging 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 3mbps 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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