



Syke Road,
Heron Ridge, Nottingham
NG5 9BJ

£240,000 Freehold



A THREE BEDROOM DETACHED FAMILY HOME BEING SOLD AT A PRICE TO SELL.

Robert Ellis are delighted to bring to the market a property that is perfect for the first time buyer or growing family with there being ready to move into accommodation, an internal viewing comes highly recommended to fully appreciate all that is on offer.

The property is found close to local amenities and facilities and restaurants along with easily accessible transport links into Nottingham city centre and surrounding villages/towns. The property benefits from modern conveniences such as gas central heating and double glazing and in brief comprises of an entrance hall, lounge, dining room leading to the conservatory, breakfast kitchen and utility room. To the first floor there are three bedrooms and a family shower room.

Outside there is off the road parking for two cars and leading to the garage. There is a privately enclosed rear garden.



Entrance Hall

Composite front entrance door, stairs to the first floor and door to:

Lounge

16'9 x 12' approx (5.11m x 3.66m approx)
UPVC double glazed window to the front, laminate floor, coving ceiling, TV and telephone points and open to:

Dining Room

10'5 x 8'1 approx (3.18m x 2.46m approx)
Laminate floor, open to kitchen and UPVC double glazed sliding door to:

Conservatory

9'3 x 9'2 approx (2.82m x 2.79m approx)
Brick base conservatory with UPVC double glazed window and doors to the rear, tiled floor.

Kitchen

10'10 x 10'4 approx (3.30m x 3.15m approx)
Wall, base and drawer units with roll edged work surface over, 1½ bowl stainless steel sink and drainer with swan neck mixer tap over, tiled walls and splashbacks, space for a Range cooker and extractor hood over, tiled floor, UPVC double glazed window to the rear, vertical modern radiator, breakfast bar and door to:

Utility Room

Wall and base units with work surface over, plumbing for automatic washing machine, tiled floor, door to garage and door to the garden.

First Floor Landing

Double glazed window to the side, doors to:

Bedroom 1

12'4 x 8'7 approx (3.76m x 2.62m approx)
UPVC double glazed window to the front, radiator and built-in wardrobes.

Bedroom 2

9'11 x 8'6 approx (3.02m x 2.59m approx)
UPVC double glazed window to the rear, door to storage cupboard and radiator.

Bedroom 3

9'4 x 6'6 approx (2.84m x 1.98m approx)
UPVC double glazed window to the front, radiator.

Shower Room

Walk-in shower cubicle, low flush w.c., wash hand basin with vanity cupboard under, tiled walls and splashbacks, tiled floor, UPVC double glazed window to the rear.

Outside

Block paved driveway to the front with parking for two cars, privately enclosed with walled boundaries and leads to the integral garage.

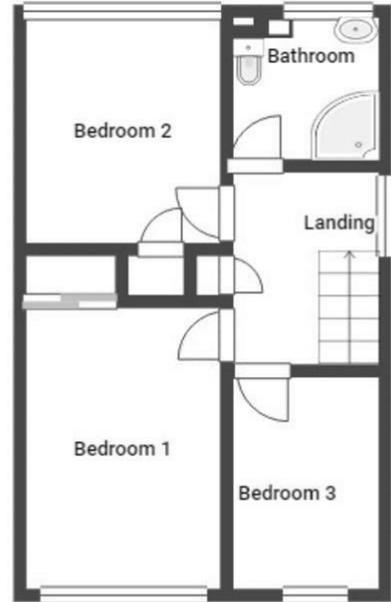
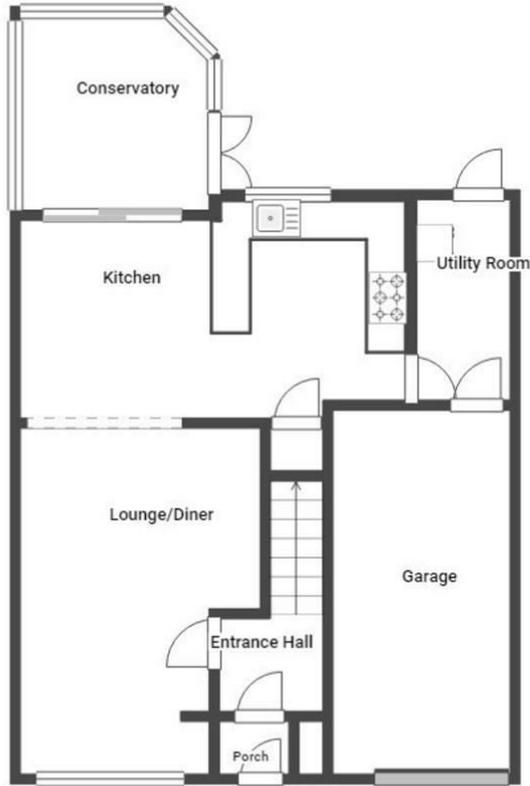
To the immediate rear of the property there is a patio area sectioned off with a gate and fence leading to the bottom of the garden. There is a lawn to the left, gravelled border to the right, all privately enclosed with fenced boundaries.

Garage

17'6 x 8'3 approx (5.33m x 2.51m approx)
Up and over door to the front, light and power and door to the utility room.

Council Tax Band:-
Nottingham, Band C





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 (CO₂) 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.