Robert Ellis

look no further...

A STUNNING FOUR BEDROOM HOME!

Burford Road
Nottingham NG7 6BD

**Offers In The Region Of £325,000 Freehold**

Robert Ellis Estate Agents are delighted to bring to the market this spacious four-bedroom semi-detached home, arranged over three floors and beautifully updated throughout by the current owners. Offering generous living accommodation, modern fixtures and a fantastic amount of space, this home is ideal for families and buyers looking to move straight in.

Situated in a popular and convenient location, the property is within walking distance of a range of local shops, schools, regular bus routes and nearby tram stops, whilst also providing excellent access to Nottingham City Centre and surrounding areas.

The accommodation comprises an entrance porch leading into the hallway, a bright bay-fronted lounge, a separate dining room and a recently fitted Wren style kitchen with ample cupboard space and room for a dining table, making it perfect for both everyday living and entertaining.

To the lower ground floor is a renovated cellar split into three separate rooms, offering a variety of potential uses including storage, a home office, gym or hobby space.

The first floor offers two spacious double bedrooms, a contemporary family bathroom and a separate WC, whilst the second floor provides two further double bedrooms, creating flexible accommodation for growing families.

The property has been significantly improved and benefits from a brand new Wren kitchen, a newly fitted bathroom, a new combination boiler, replacement radiators throughout, new fascias and guttering to both the front and rear, along with a number of additional upgrades completed by the current owners.

Outside, there is a shared driveway to the front with EV charger to the front of the property, while the enclosed rear garden features a paved seating area and a useful garden shed. The property also benefits from CCTV installed to both the front and rear elevations.

Early viewing is highly recommended to appreciate the space, finish and convenient location this excellent home has to offer.

## Entrance Porch
UPVC entrance door leading to the entrance porch, tiled flooring, door leading through to the entrance hallway.

## Entrance Hallway
Tiled flooring, staircase leading to the first floor landing, coving to the ceiling, doors leading off to:

## Reception Room One
15'57 x 13'37 approx (4.57m x 3.96m approx)
UPVC double glazed window to the front elevation, coving to the ceiling, carpeted flooring, gas fire with tiled hearth and surround, TV point, sliding doors giving access to reception room two.

## Reception Room Two
11'84 x 12'15 approx (3.35m x 3.66m approx )
Sliding doors leading through to reception room one, carpeted flooring, wall mounted radiator, UPVC double glazed window to the rear elevation, coving to the ceiling.

## Kitchen Diner
19'56 x 11'34 approx (5.79m x 3.35m approx)
A range of wall and base units with worksurfaces over incorporating a sink and drainer unit with mixer tap, space and plumbing for a washing machine, space and point for a tumble dryer, space and plumbing for a dishwasher, five ring gas hob with extractor hood above, space and point for ovens, space and point for an American style fridge freezer, tiled flooring, wall mounted radiator, UPVC double glazed windows to the side and rear elevations, UPVC double glazed door to the side elevation.

## First Floor Landing
Carpeted flooring, staircase leading to the second floor landing, doors leading off to:

## Bathroom
11'41 x 8'04 approx (3.35m x 2.54m approx )
Vinyl flooring, UPVC double glazed window to the rear elevation, tiled splashbacks, vanity wash hand basin with mixer tap, spotlights to the ceiling, WC, heated towel rail, wall mounted radiator, L-Shaped bath with mixer tap and mains fed shower over.

## Separate WC
Tiled flooring, tiled splashbacks, WC, handwash basin with mixer tap, UPVC double glazed window to the side elevation.

## Bedroom Two
12'15 x 12'33 approx (3.66m x 3.66m approx)
UPVC double glazed window to the rear elevation, wall mounted radiator, carpeted flooring.

## Bedroom One
18'44 x 16'4 approx (5.49m x 4.98m approx)
UPVC double glazed bay window to the front elevation, UPVC double glazed window to the front elevation, coving to the ceiling, carpeted flooring, wall mounted radiator.

## Second Floor Landing
Carpeted flooring, UPVC double glazed window to the rear elevation, doors leading off to:

## Bedroom Three
12'10 x 17'5 approx (3.91m x 5.31m approx)
Carpeted flooring, UPVC double glazed windows to the front elevation, wall mounted radiator.

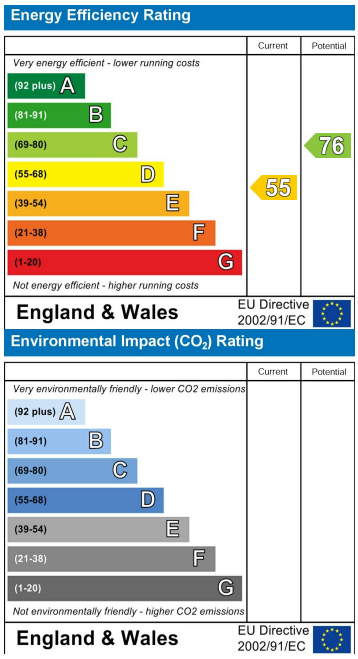
## Bedroom Four
12'5 x 12'9 approx (3.78m x 3.89m approx)
Carpeted flooring, UPVC double glazed window to the rear elevation, wall mounted radiator.

## Outside

## Front of Property
To the front of the property there is a low maintenance garden, gated access to the rear garden, walled boundaries, and a shared driveway providing off-road parking

## Rear of Property
To the rear of the property there is an enclosed rear garden with stone paved area, lighting, an outdoor tap, a shed and panelled fencing with a stone wall boundary behind, access to the front of the property.

## Agents Notes: Additional Information
Council Tax Band: C
Local Authority: Nottingham
Electricity: Mains supply
Water: Mains supply
Heating: Mains gas
Septic Tank : No
Broadband: BT, Sky, Virgin
Broadband Speed: Standard 16mbps 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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