



Prestwood Drive,
Aspley, Nottingham
NG8 3LY

£500,000 Freehold



** GUIDE PRICE £500,000 - £550,000**

MODERN FAMILY HOME WITH FIVE BEDROOMS, THREE BATHROOMS AND LANDSCAPED GARDENS.

This large FIVE BEDROOM detached home is in the extremely popular NG8 area and benefits from sitting on a larger than average plot and large windows allowing lots of light!

With accommodation over two floors comprising an entrance porch, inner Entrance hallway, living room with Bi-fold doors leading out to the landscaped garden, Open plan modern dining Kitchen, Office/Playroom, ground floor W/C and integral garage. On the first floor we have FIVE bedrooms, Two En-suites, and a family bathroom. Large on off block paved driveway to the front elevation and enclosed landscaped garden to the rear.

Other benefits to the property include gas fired central heating, double glazing along with off-street parking. The property is in excellent condition and set in a highly regarded residential location, close to Bluecoat School, a range of nearby shopping facilities and transport links such as the A52 for Nottingham and Derby, the Nottingham Express Tram line, and the M1 Motorway.

Viewing is essential to appreciate the size and layout of this lovely family home.



Entrance Porch

10'4" x 6'10" approx (3.16m x 2.1m approx)

With a modern double glazed composite door to the front with fixed double glazed feature windows panes either side, luxury vinyl tiled floor, modern column style radiator, coat hooks and internal glazed door to:

Entrance Hallway

19'0" x 15'5" approx (5.8m x 4.7m approx)

With feature staircase to the first floor incorporating glazed balustrades, luxury vinyl tiled flooring, recessed spotlights to the ceiling, feature wall mounted vertical radiator, panelled doors to:

Cloaks/w.c.

With a low flush w.c., chrome heated towel rail, semi recessed vanity wash hand basin with storage cupboard below, tiled splashbacks, recessed spotlights to the ceiling.

Office

16'4" x 10'5" approx (5m x 3.2m approx)

UPVC double glazed door to the front, feature column style radiator, recessed spotlights to the ceiling, luxury vinyl tiled flooring.

Living Room

21'11" x 18'0" approx (6.7m x 5.5m approx)

With sliding double glazed bi-fold doors to the rear leading to the landscaped rear garden, recessed spotlights to the ceiling with additional pendant ceiling light point and feature vertical column style radiator.

Open Plan Dining Kitchen

29'11" x 16'4" approx (9.13m x 5m approx)

With a range of matching contemporary handle-less gloss units with stone work surface over, double glazed window to the side, double glazed bi-fold doors to the rear and Velux roof lights, luxury vinyl tiled flooring, integrated appliances incorporating Neff induction hob with Neff extractor hood over, built-in Neff oven and integral Neff microwave, full height fridge and freezer, inset coffee machine and integrated dishwasher. Breakfast bar over hang providing additional sitting space with ample space for a dining table or sofa, feature vertical radiator, recessed spotlights to the ceiling with additional pendant lighting.

First Floor Landing

18'0" x 11'5" approx (5.5m x 3.5m approx)

With a double glazed window to the front, ceiling light point, loft access hatch, modern radiator, glazed balustrades to the stairs and panelled doors to:

Bedroom 1

13'9" x 12'1" approx (4.2m x 3.7m approx)

Double glazed window to the rear, wall mounted radiator, ceiling light point, door to:

En-Suite

8'2" x 3'3" approx (2.5m x 1m approx)

UPVC double glazed window to the side, low flush w.c., semi recessed vanity wash hand basin with storage cupboards below, walk-in shower enclosure with mains shower head above.

Bedroom 2

13'9" x 10'9" approx (4.2m x 3.3m approx)

Double glazed window to the rear, wall mounted radiator and ceiling light point.

Bedroom 3

10'9" x 26'6" max approx (3.3m x 8.1m max approx)

UPVC double glazed window to the rear, wall mounted radiator, ceiling light point and panelled door to:

Jack and Jill En-Suite

7'10" x 6'6" approx (2.4m x 2m approx)

A modern three piece suite comprising of a panelled bath, semi recessed vanity wash hand basin with storage cupboard below, walk-in shower enclosure with rainwater shower head over, double glazed window to the side, tiled splashbacks and panelled door to:

Bedroom 4

13'9" x 11'5" approx (4.2m x 3.5m approx)

Double glazed window to the front, wall mounted radiator, ceiling light point and panelled door to Jack and Jill en-suite shower room.

Bedroom 5

10'5" x 7'6" approx (3.2m x 2.3m approx)

Double glazed window to the front, wall mounted radiator, ceiling light point.

Bathroom

8'2" x 7'6" approx (2.5m x 2.3m approx)

A modern white three piece suite comprising of a panelled bath with electric shower over, vanity wash hand basin with storage cupboard below, low flush w.c., chrome heated towel rail, double glazed window to the side, recessed spotlights to the ceiling.

Integral Garage

With up and over door to the front, light and power.

Outside

To the front of the property there is a block paved in and out driveway providing ample off the road hard standing, stone wall to the boundary, hedging and fences to the borders with access to the integral garage. Secure gated access to the side of the property.

To the rear of the property there is an enclosed garden, laid mainly to lawn with a large patio area and raised seating area, fencing and hedges to the boundaries.

Council Tax

Council Tax Band D, Nottingham City Council

Property to sell?

If you are considering selling your property, Robert Ellis Estate Agents would be delighted to provide a FREE PROPERTY VALUATION. Call us today to make an appointment on 0115 648 5485!





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C		70	
(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.