Robert Ellis

look no further. . .

THREE BEDROOM DETACHED FAMILY HOME - LARGE CONSERVATORY - DETACHED GARAGE - IMMACULATE FINISH.

Edgbaston Gardens, Aspley,
Nottingham NG8 5AY

Offers In The Region Of £350,000 Freehold

Tucked away at the end of a quiet and serene cul-de-sac, this beautifully presented three-bedroom detached home on Edgbaston Gardens (NG8) offers exceptional privacy, a high-quality finish throughout, and a wonderfully low-maintenance plot. With a double driveway, detached garage, and attractive front and rear gardens, this property provides an oasis of calm in a highly desirable residential area.

The plot is fully enclosed, with gated access down both sides of the house—one side featuring a wide double gate that makes garden work or general access effortless. The rear garden is private, secure, and designed for easy upkeep incorporating outdoor electrical points, with stone slabs and carefully arranged potted plants creating a relaxing, low-maintenance evening retreat.

Upon entering the home, you are greeted by a compact and practical porch area which doubles as a cloakspace. A second internal door leads through to a bright and inviting entrance hall, finished with high-quality laminate flooring that continues through the ground floor. The striking staircase immediately catches the eye, featuring an elegant design incorporating glass panels and stainless-steel banisters that add a contemporary touch to the space.

The first room off the hallway is the snug lounge, an immaculate and stylish living area complete with premium flooring, modern décor, and an attractive electric fire as the focal point. This room has been finished to an excellent standard, offering a warm and comfortable place to relax.

At the end of the hallway, a glass door opens into the impressive kitchen diner. This superb space benefits from heated flooring beneath ceramic tiles, and comes fully equipped with integrated appliances including a dishwasher, washing machine, Belfast sink, and a plumbed-in American-style double fridge freezer set within bespoke cabinetry. Ceramic tiled splashbacks and modern spotlighting complete the sleek, high-spec finish.

To the rear of the kitchen, a set of bespoke glass doors leads through to the conservatory—a spacious and beautifully decorated extension of the living space. With matching flooring, full underfloor heating and the comfort of full gas central heating, this room serves as a year-round retreat overlooking the garden.

Upstairs, the quality of finish continues. There are two generous double bedrooms, each fitted with plush carpets, shutters, curtains, double beds, and meticulous attention to detail. The third bedroom, currently used as a home office and walk-in wardrobe, is a well-presented single room that can easily serve as a traditional bedroom if desired.

The recently upgraded family bathroom is a standout feature, designed with a modern wet-room feel. Finished with marble-effect ceramic tiles from floor to ceiling, it includes a double shower, heated towel rail, and a contemporary smart mirror with backlighting and Bluetooth capability.

This exceptional home combines privacy, style, and modern comforts in a idyllic cul-de-sac setting. Its thoughtful layout, high-end finishes, and easy-keeping outdoor spaces make it a perfect choice for buyers seeking a move-in-ready home.

This highly desirable location offers excellent convenience, with quick access to main transport links and the Nottingham ring road, making commuting effortless. The city centre is only a short distance away, while the David Lloyd leisure centre sits directly opposite the development. Nottingham City Hospital and the Queen's Medical Centre are both reachable within a 10-minute drive, making the area practical as well as peaceful.

Entrance Porch
3'7" x 6'10" approx (1.1 x 2.1 approx)
UPVC double glazed entrance door to the front elevation leading into the porch comprising laminate flooring, UPVC double glazed window to the front and side elevations, UPVC double glazed door leading into the entrance hallway.

Entrance Hallway
6'2" x 15'8" approx (1.9 x 4.8 approx)
Laminate flooring, carpeted staircase featuring glass balustrade leading to the first floor landing, understairs storage and seating nook, wall mounted radiator, doors leading off to:

Ground Floor WC
2'7" x 6'2" approx (0.8 x 1.9 approx)
Tiled flooring, tiled splashbacks, UPVC double glazed window to the front elevation, heated towel rail, WC, handwash basin with storage below.

Lounge
15'8" x 11'1" approx (4.8 x 3.4 approx)
UPVC double glazed window to the front elevation, wooden flooring, feature electric fireplace.

Dining Kitchen
9'10" x 17'4" approx (3.0 x 5.3 approx)
A range of matching contemporary wall and base units with worksurfaces over incorporating a 1.5 bowl Belfast sink and drainer unit with swan neck Bristan mixer tap over combined with a Bristan hot water tap, integrated Bosch dishwasher, integrated washing machine, integrated double oven, four ring gas hob with extractor hood over, space and point for an American style fridge freezer, ample space for a dining table, recessed spotlights to the ceiling with feature mood lighting options, tiled splashbacks, tiled flooring, underfloor heating, UPVC double glazed door to the side elevation, glazed internal French doors leading through to the conservatory.

Conservatory
16'8" x 16'8" approx (5.1 x 5.1 approx)
This large light filled conservatory benefits from having a full glass roof, UPVC double glazed windows surrounding, UPVC double glazed French doors leading out to the rear garden, light and power, tiled flooring flowing from the kitchen with the added benefit of underfloor heating.

First Floor Landing
Carpeted flooring, feature glass balustrade, UPVC double glazed window to the side elevation, access to the loft, storage cupboard, doors leading off to:

Shower Room
5'10" x 6'10" approx (1.8 x 2.1 approx)
Tiled flooring, tiling to the walls, UPVC double glazed window to the rear elevation, heated towel rail, shower enclosure with mains fed shower over, handwash basin with mixer tap, WC, illuminated smart mirror with Bluetooth, recessed spotlights to the ceiling.

Bedroom One
9'10" x 13'1" approx (3.0 x 4.0 approx)
Carpeted flooring, wall mounted radiator, UPVC double glazed window to the front elevation.

Bedroom Two
9'10" x 12'1" approx (3.0 x 3.7 approx)
Laminate flooring, wall mounted radiator, UPVC double glazed window to the rear elevation.

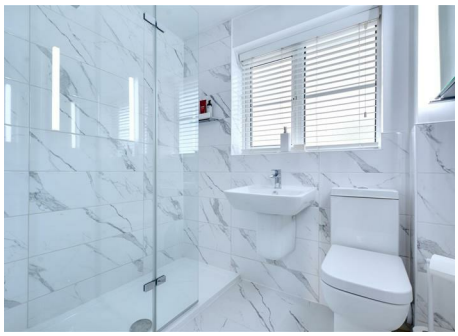
Bedroom Three
7'10" x 8'2" approx (2.4 x 2.5 approx)
Laminate flooring, wall mounted radiator, UPVC double glazed window to the front elevation.

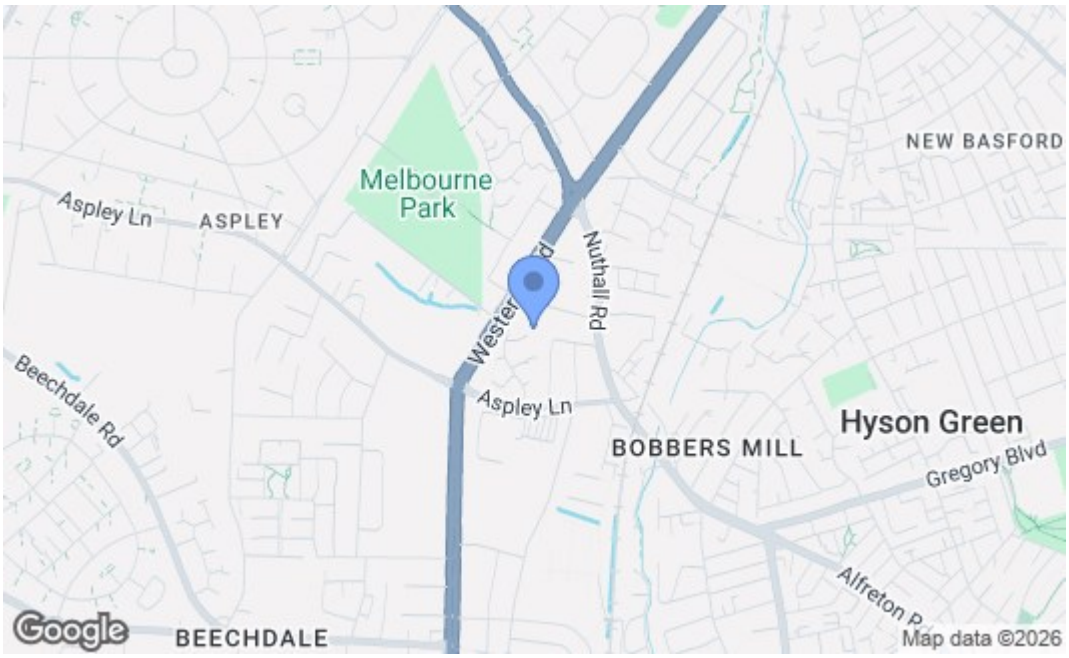
Front of Property
To the front of the property there is a driveway providing off the road parking with access to the garage, paved pathway leading to the front entrance door. gated access to the rear of the property either side of the house, gravelled front garden with a range of mature plants and shrubbery planted throughout featuring a contemporary plumbed in water feature.

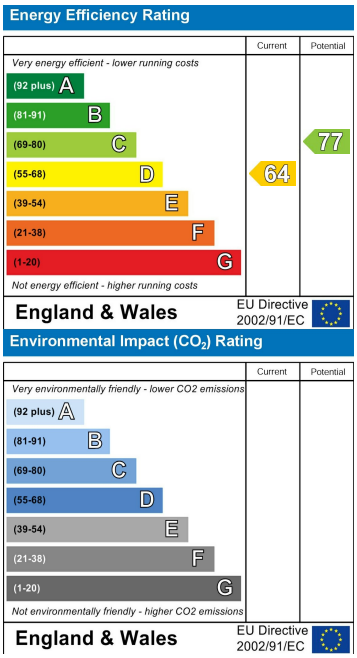
Garage
17'5" x 8'3" approx (5.33 x 2.53 approx)
Up and over door to the front elevation, light and power.

Rear of Property
To the rear of the property there is an enclosed fenced and walled rear garden with Indian sandstone paved patio for ease of maintenance

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 8mbps Ultrafast 1000mbps
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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