



**Grassmere Avenue  
Basford, Nottingham NG8 5DL**

A THREE-BEDROOM SEMI DETACHED  
HOUSE WITH LARGE DRIVEWAY AND  
ENCLOSED REAR GARDEN.

**Guide Price £220,000 Freehold**





\*\*\*PRICE GUIDE £220-230,000\*\*\* AMPLE PARKING FOR 5/6 CARS \*\*

Robert Ellis are pleased to bring to the market this deceptively spacious semi-detached family home, set back from the road with ample off-street parking and a generous rear garden. Ideally positioned for families and commuters alike, the property is within walking distance of local amenities, with excellent transport links including the Nottingham Tram and easy access to the M1 motorway network.

The accommodation comprises a welcoming entrance hall, bright and airy living room, separate dining room and a conservatory overlooking the front garden, creating a versatile living space ideal for both relaxing and entertaining. The modern fitted kitchen is well-appointed with a range of units, while on the first floor, the landing provides access to a useful W/C, three well-proportioned bedrooms and a family bathroom.

Outside, the property enjoys a deep frontage with ample parking, while the enclosed rear garden features a lawn, patio and established boundaries, providing a secure and private outdoor space.

An internal viewing is highly recommended to fully appreciate the accommodation and location on offer.





### Entrance Hallway

10'1" x 5'1" approx (3.07m x 1.55m approx)

UPVC double glazed door to the side, stairs to the first floor, radiator, ceiling light point, understairs storage cupboard, double glazed window to the side and panelled doors to:

### Dining Room

11'10" x 9'10" approx (3.61m x 3.00m approx)

UPVC double glazed windows to the front and side, laminate flooring, ceiling light point, double radiator.

### Living Room

11'5"4" x 11' approx (35.15m x 3.35m approx)

Panelled door to the kitchen, laminate flooring, UPVC double glazed French doors to the conservatory, decorative fireplace with wooden surround and hearth, ceiling light point, UPVC double glazed window to the side.

### Conservatory

9'11" x 9'7" approx (3.02m x 2.92m approx)

UPVC double glazed window to the side, UPVC double glazed French doors to the garden with double glazed windows either side, linoleum flooring.

### Kitchen

8'5" x 12'9" approx (2.57m x 3.89m approx)

With a range of matching wall and base units with laminate work surface over, UPVC double glazed window and door to the rear, stainless steel sink with mixer tap, integrated double oven, five ring stainless steel gas hob above and stainless steel extractor hood over, tiled splashbacks, ample wall and base units, space for a free standing dishwasher, wood flooring, space and point for a free standing fridge freezer.

### Utility Area

With space and plumbing for an automatic washing machine.

### First Floor Landing

UPVC double galzed window to the side, ceiling light point, loft access hatch and doors to:

### Cloakroom

2'11" x 4'8" approx (0.89m x 1.42m approx)

UPVC double glazed window to the rear, low flush w.c., vanity wash hand basin, shelving for additional storage and ceiling light point.

### Bedroom 1

15' x 10'10" approx (4.57m x 3.30m approx)

UPVC double glazed window to the front, radiator, ceiling light point, built-in storage cupboard, stripped wood flooring.

### Bedroom 2

13'1" x 10'1" approx (3.99m x 3.07m approx)

UPVC double glazed window to the front, radiator, ceiling light point.

### Bedroom 3

10'9" x 8' approx (3.28m x 2.44m approx)

UPVC double glazed window to the rear, ceiling light point, radiator, stripped wood flooring.

### Shower Room

7'11" x 4'11" approx (2.41m x 1.50m approx)

Three piece suite comprising of a walk-in shower enclosure with electric shower above, pedestal wash hand basin, low flush w.c., tiling to the floor, tiled splashbacks, ceiling light point, extractor fan, chrome heated towel rail.

### Outside

To the front of the property there is a large spacious driveway providing ample off road parking, shared gated driveway leading to allocated private parking. Enclosed garden with pathway to the side providing access to the rear.

To the rear there is a good size, enclosed garden with shrubs and trees planted to the borders, paved patio area, secure gated access to the front, security lighting and outside tap.

### Council Tax

Nottingham Council Band A

### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 5mbps Ultrafast 1800mbps

Phone Signal – EE, O2, Vodafone, Three

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

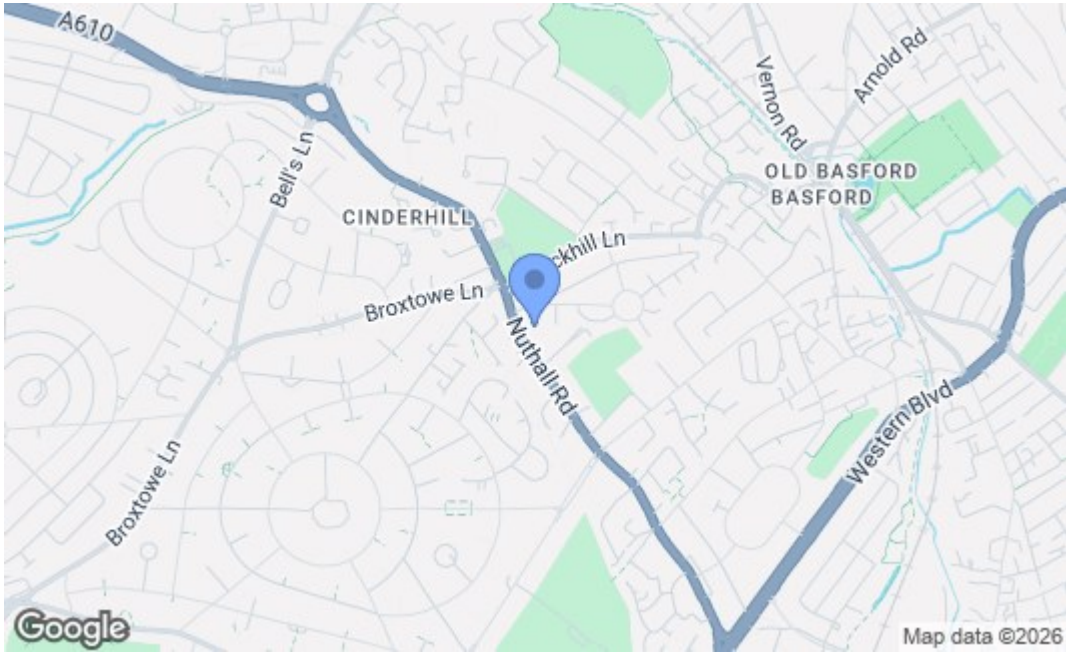
Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No





| 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 (CO <sub>2</sub> ) Rating                  |         |           |
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.