Robert Ellis

look no further. . .

The Spinney
Bestwood Village, Nottingham NG6 8TG

Guide Price £310,000 Freehold

A UNIQUE THREE BEDROOM SEMI DETACHED HOME FOR SALE IN BESTWOOD VILLAGE, NOTTINGHAM!

GUIDE PRICE £310,000 - £320,000

Step into this charming and unique three-bedroom semi-detached home, which, from the outside, may look like a typical house but reveals delightful surprises as you enter. Inside, you'll discover a cosy blend of rustic charm with cottage-style features that will immediately make you feel at home.

Upon entering the front door, you're greeted by a warm and inviting atmosphere, with beautifully crafted wooden features throughout. The spacious lounge boasts an open fire, creating a perfect spot to unwind, with doors leading into a bright and airy conservatory that brings the outside in.

The kitchen/diner is truly one of a kind, offering a space that's perfect for family meals and entertaining. It comes equipped with a high-end Rangemaster cooker, and a log burner adds an extra touch of warmth and character. A pantry and utility room provide ample storage, and a separate door from the kitchen leads directly into the conservatory, perfect for dining or relaxation. Additionally, there is a convenient downstairs shower room for added practicality.

Upstairs, the property offers three well-proportioned bedrooms, each filled with natural light, as well as a traditional family bathroom featuring a beautiful freestanding bath – a perfect spot for a soak after a long day.

The home is set on a large plot with ample outdoor space to enjoy. The front of the property boasts a driveway for two cars, with the potential for more if the fencing is removed. The large front lawn is split into two sections, with mature trees adding character and privacy. To the rear, you'll find a garage, a summer house, and a spacious lawn area. There's also a tarmac area with potential for additional parking, making this home even more versatile.

This property combines traditional charm with modern convenience, and it's an absolute must-see for anyone looking for a unique and spacious family home. Don't miss out on the opportunity to make it yours!

PLEASE NOTE: A single storey annex to existing dwelling was accepted for planning in 2018, see below:
https://pawam.gedling.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=P3BFKGHLI9400

Front of Property
To the front of the property there is a driveway providing off the road parking for up to two cars, two large lawned area incorporating a range of mature trees and shrubbery throughout, hedging and fencing to the borders, pathway leading to the front entrance door.

Entrance Hallway
Composite door to the front elevation leading into entrance hallway comprising wooden flooring, wooden door leading off to reception room, wooden door leading off to the downstairs WC, wooden door leading off to kitchen diner, wall mounted radiator, picture rail, stairs leading to the first floor landing.

Downstairs Shower Room
6'1" x 5'0" approx (1.86 x 1.53 approx)
Tiled flooring, tiled splashbacks, double glazed window to the front elevation, WC, wash hand basin with separate hot and cold taps, wall mounted radiator, shower cubicle with mains fed shower above.

Lounge
12'5" x 18'0" approx (3.80 x 5.50 approx)
Double glazed window to the front elevation, wall mounted radiator, fireplace with tiled hearth and wooden surround, TV point, picture rail, wooden flooring, single glazed feature door leading to the conservatory.

Kitchen Diner
16'7" x 15'11" approx (5.08 x 4.86 approx)
Tiled flooring, original wooden doors opening to pantry providing useful additional storage space, wall mounted radiator, picture rail, wooden door leading to the utility room, two double glazed windows to the rear elevation, a range of base units with slate worksurfaces over incorporating a butler sink with mixer tap above, brick built surround with log burner, including range master oven with 6 fixed burners.

Utility Room
5'11" x 10'6" approx (1.82 x 3.22 approx)
Continuation of tiled flooring, space and plumbing for washing machine, double glazed window to the front elevation, a range of wall and base units with work surfaces over, space and point for a fridge freezer, picture rail, housing the boiler, loft access hatch.

Conservatory
14'9" x 10'5" approx (4.50 x 3.19 approx)
Tiled flooring, wall mounted radiator, double glazed windows to the rear elevation, double glazed door to the rear elevation leading to the enclosed rear garden, power and lighting, TV point.

First Floor Landing
Wooden staircase with carpeted runner lead to first floor landing comprising wooden flooring, double glazed window to the rear elevation, wooden doors leading off to rooms, access to the loft.

Bedroom One
12'4" x 8'11" approx (3.78 x 2.73 approx)
Wooden flooring, double glazed window to the front elevation, wall mounted radiator, picture rail.

Bedroom Two
10'0" x 9'5" approx (3.06 x 2.89 approx)
Wooden flooring, original wood door leading to storage cupboard providing useful additional storage space, double glazed window to the front elevation, wall mounted radiator, picture rail, feature fireplace.

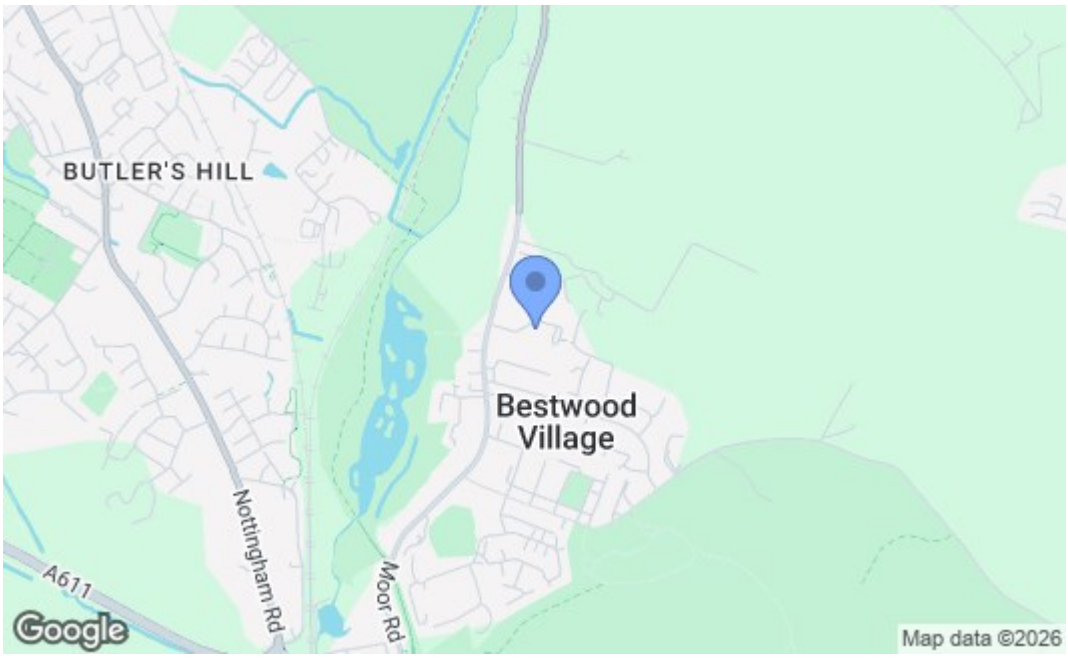
Bedroom Three
7'2" x 9'1" approx (2.20 x 2.79 approx)
Wooden flooring, double glazed window to the rear elevation, wall mounted radiator, picture rail.

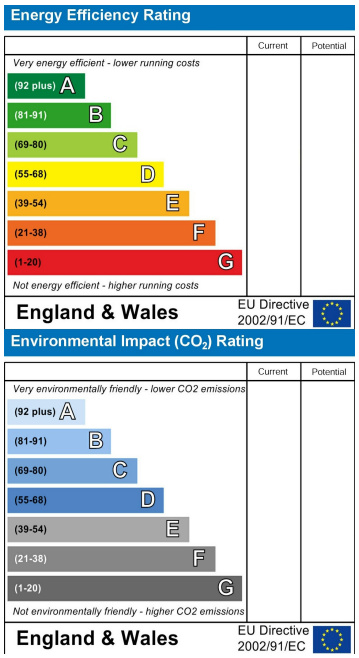
Family Bathroom
6'6" x 6'10" approx (1.99 x 2.10 approx)
Tiled flooring, tiled splashbacks, double glazed window to the rear elevation, WC, hand wash basin with separate hot and cold taps, freestanding bath with separate hot and cold taps, wall mounted radiator, picture rail, dado rail.

Rear of Property
To the rear of the property there is an enclosed rear garden with patio area, a large lawned area, wooden gazebo, feature lamppost a range of plants, trees and shrubbery planted to the borders, fencing to the boundaries, access to the freestanding garage, gated access to side of the property with large tarmacked area surrounded with fencing to the boundaries, space could be opened up to the front and used as a driveway for ample off the road parking, secure gated access to the front of the property.

Garage
Double glazed access door, large space currently used for storage but could be converted to suit buyers needs.

Agents Notes: Additional Information
Council Tax Band: B
Local Authority: Gedling
Electricity: Mains supply
Water: Mains supply
Heating: Mains gas
Septic Tank : No
Broadband: BT, Sky, Virgin
Broadband Speed: Standard 20mbps 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.