Robert Ellis

look no further. . .

Cragdale Road
Nottingham NG5 3HX

THREE BEDROOM EXTENDED DETACHED FAMILY HOME

Asking Price £290,000 Freehold

ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET THIS THREE BEDROOM DETACHED FAMILY HOME SITUATED IN A POPULAR AND CONVENIENT RESIDENTIAL LOCATION, OFFERED TO THE MARKET WITH THE BENEFIT OF NO UPWARD CHAIN.

This extended detached property provides an excellent opportunity for a purchaser looking to put their own stamp on a home and create something special. Requiring a course of modernisation and improvement, the property offers spacious and well-proportioned accommodation throughout, making it ideal for families, investors or buyers seeking a home with genuine potential.

In brief, the accommodation comprises an entrance porch, entrance hallway, dining room with bay window to the front, spacious living room to the rear with patio doors opening onto the garden, and a fitted kitchen with useful pantry storage and access through to the garage. To the first floor there are three good size bedrooms, a family bathroom and separate WC.

Outside, the property stands well back from the road with a block paved driveway providing ample off-road parking, a low maintenance frontage and access to the detached garage. To the rear there is an enclosed garden with raised lawn, mature shrubs and trees, offering a private outside space with plenty of scope for landscaping and improvement.

Situated within easy reach of Nottingham City Hospital, local shops, schools and transport links, the property is well placed for day-to-day convenience and access into Nottingham City Centre.

An early viewing is highly recommended to appreciate the space, position and potential on offer.

Entrance Porch
Double glazed French doors to the front elevation leading to the inner entrance porch, quarry tile flooring, ceiling light point, internal glazed door leading to the entrance hallway.

Entrance Hallway
12'11" x 6'11" approx (3.96m x 2.13m approx)
Built-in storage cupboard under the stairs, additional built-in storage cupboard, staircase leading to the first floor landing, coving to the ceiling, ceiling light point, internal panelled doors leading off to:

Dining Room
13'5" x 11'1" approx (4.09m x 3.38m approx)
UPVC double glazed leaded sectional bay window to the front elevation, ceiling light point, coving to the ceiling, built-in shelving, wall mounted four bar gas fire.

Living Room
10'11" x 17'3" approx (3.33m x 5.26m approx)
Sliding double glazed patio door to the rear elevation with additional window to the side elevation, ceiling light point, coving to the ceiling, built-in book shelving, feature fireplace incorporating tiled hearth and surround, wall mounted double radiator.

Fitted Kitchen
14'2" x 7'4" approx (4.32m x 2.26m approx)
Window to the rear elevation, a range of wall and base units incorporating laminate worksurfaces over, stainless steel sink with separate hot and cold taps, ceiling light point, space and point for a freestanding gas cooker, extractor hood, space and point for a freestanding fridge freezer, understairs pantry providing useful additional storage space, ceiling light point, tiled splashbacks, panelled door leading through to the garage.

Garage
10'7" x 24'6" approx (3.23m x 7.49m approx)
Double doors to the front elevation with separate side pedestrian access, rear door giving access to the garden, UPVC double glazed window to the rear elevation, shelving for additional storage space, light, power, panelled door leading to the ground floor WC.

Ground Floor WC
5'4" x 2'9" approx (1.65m x 0.86m approx)
Low level flush WC, ceiling light point, tiled splashbacks, extractor fan.

First Floor Landing
UPVC double glazed window to the side elevation, loft access hatch, ceiling light point, panelled doors leading off to:

Bedroom One
10'11" x 12'11" approx (3.33m x 3.94m approx)
UPVC double glazed leaded sectional bay window to the front elevation, ceiling light point, coving to the ceiling, wall mounted radiator.

Bedroom Two
11'6" x 12'0" approx (3.51m x 3.68m approx)
UPVC double glazed window to the rear elevation, ceiling light point, coving to the ceiling, wall mounted radiator.

Bedroom Three
7'10" x 7'1" approx (2.41m x 2.16m approx)
UPVC double glazed leaded window to the front elevation, coving to the ceiling, ceiling light point, built-in shelving for additional storage space.

Bathroom
5'6" x 7'3" approx (1.68m x 2.21m approx)
Panelled bath with electric shower over, vanity wash hand basin, airing cupboard housing refitted Worchester Bosch gas central heating combination boiler providing hot water and central heating to the property, tiled splashbacks, UPVC double glazed window to the rear elevation, ceiling light point.

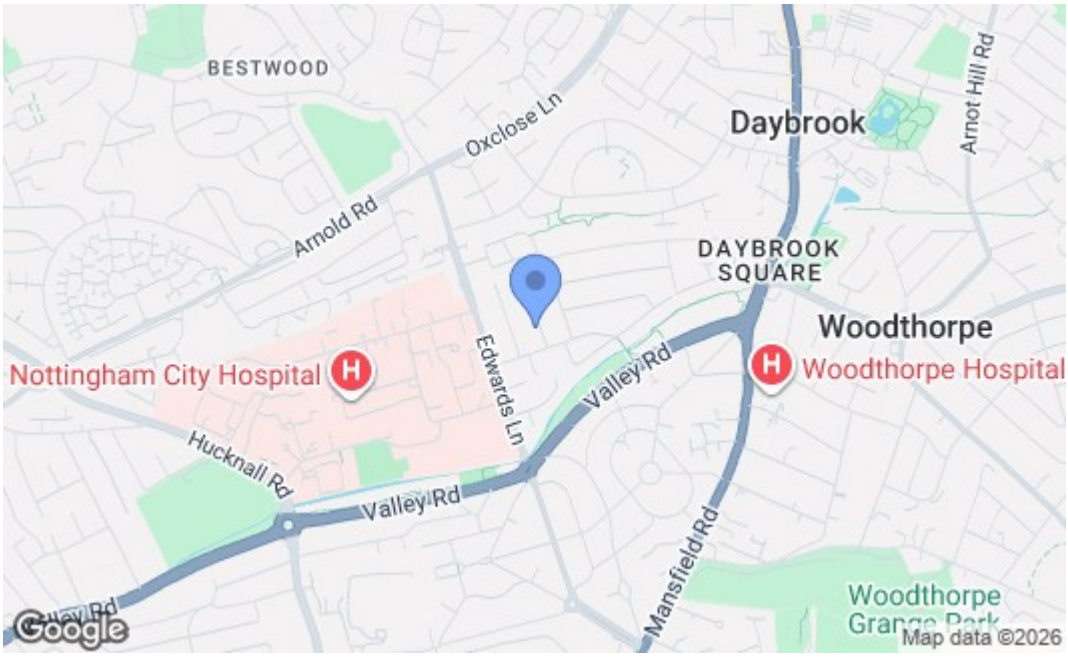
Separate WC
4'1" x 2'7" approx (1.27m x 0.81m approx)
Window to the side elevation, low level flush WC, ceiling light point.

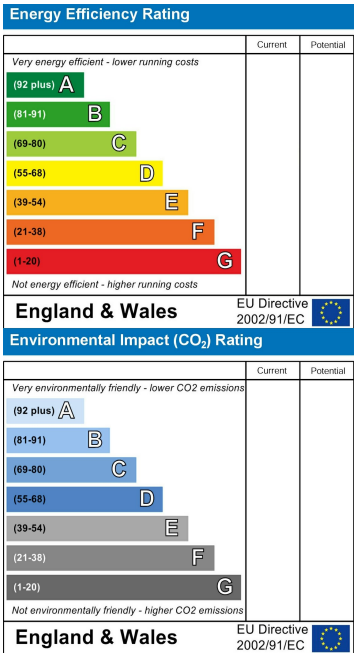
Outside

Front of Property
To the front of the property there is a block paved driveway providing ample off the road vehicle hardstanding, low maintenance garden with mature shrubs and trees planted to the borders, fencing to the boundaries and additional gravelled garden area.

Rear of Property
To the rear of the property there is an enclosed rear garden featuring a raised lawn, fencing and hedging to the boundaries, with matures shrubs and trees planted to the borders.

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.

78 Front Street, Arnold, Nottinghamshire, NG5 7EJ
arnold@robertellis.co.uk
0115 648 5485