Robert Ellis

look no further...

Byron Street
Daybrook, Nottingham NG5 6BQ

A THREE BEDROOM END OF TERRACE HOME FOR SALE IN DAYBROOK!

Offers In The Region Of £190,000 Freehold

Robert Ellis are delighted to offer to the market this well-presented three-bedroom end-terrace property, ideally situated in the sought-after residential area of Daybrook, Nottingham.

Offered with no upward chain, this spacious home is perfectly suited to first-time buyers, young families, or buy-to-let investors, and is conveniently located close to a range of local schools, shops, and excellent transport links offering easy access to Arnold town centre and Nottingham City Centre.

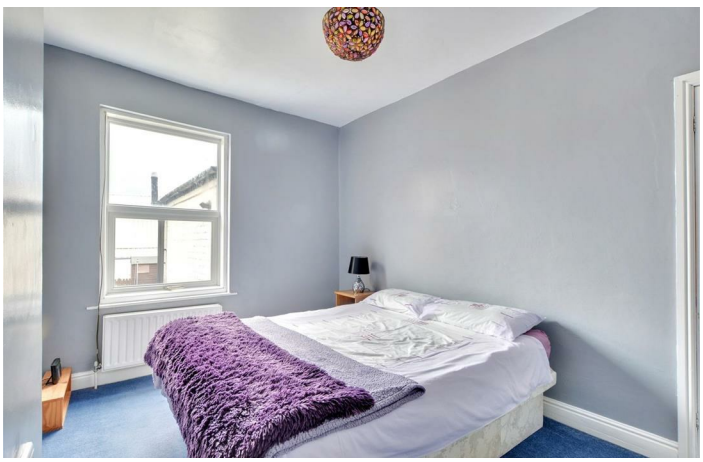
Upon entering the property, you are welcomed into a cosy front lounge that leads through to a separate dining room—providing a great second reception space ideal for family meals, entertaining, or home working. From the dining room, a door opens into the kitchen, which sits at the rear of the property. There's also access to a side hallway where stairs rise to the first floor.

On the first floor, you'll find two well-proportioned bedrooms along with a family bathroom fitted with a white suite. A further staircase leads to the third bedroom on the second floor, offering additional space that could serve as a main bedroom, guest room, or even a home office or hobby area.

Externally, the property benefits from a good-sized rear garden—ideal for outdoor relaxation or family use—with the added bonus of an attached brick-built outside store with space and plumbing for a washing machine creating an ideal utility space with additional storage. To the front of the property, there is on-street parking available.

This home offers excellent potential in a location that continues to grow in popularity thanks to its convenient access to local amenities, regular public transport, and nearby schools.

A fantastic opportunity to step onto the property ladder or invest in a strong rental location. Early viewing is highly recommended to appreciate the space and potential on offer.



Reception Room
12'2" x 12'3" approx (3.71 x 3.75 approx)
Composite entrance door to the front elevation leading into the first reception room comprising carpeted flooring, UPVC double glazed window to the front elevation, wall mounted radiator, fireplace, dado rail, door leading through to second reception room.

Second Reception Room
15'9" x 12'1" approx (4.82 x 3.70 approx)
Carpeted flooring, dado rail, UPVC double glazed window to the rear elevation, wall mounted radiator, door leading through to the kitchen, door leading through to the side lobby.

Side Lobby
UPVC door leading out to the side access to the property.

Kitchen
12'0" x 6'7" approx (3.66 x 2.01 approx)
Linoleum floor covering, dado rail, UPVC double glaze door to the rear elevation leading to the rear garden, UPVC double glazed window to the side elevation, a range of wall and base units with worksurfaces over incorporating a double sink and drainer unit with mixer tap over, tiled splashbacks, space and point for a fridge freezer, space and plumbing for a dishwasher, cooker with four ring gas hob, extractor hood above, wall mounted radiator.

First Floor Landing
Carpeted flooring, wall mounted radiator, staircase leading to loft space, doors leading off to:

Bedroom One
9'4" x 12'4" approx (2.85 x 3.78 approx)
UPVC double glazed window to the front elevation, wall mounted radiator, built-in storage cupboard, coving to the ceiling, carpeted flooring.

Bedroom Two
12'8" x 9'3" approx (3.88 x 2.83 approx)
UPVC double glazed window to the rear elevation, wall mounted radiator, built-in storage cupboard, carpeted flooring.

Bathroom
6'7" x 8'5" approx (2.01 x 2.57 approx)
Linoleum floor covering, UPVC double glazed window to the rear elevation, wall mounted radiator, tiled splashbacks, WC, handwash basin with separate hot and cold taps, bath with electric shower over.

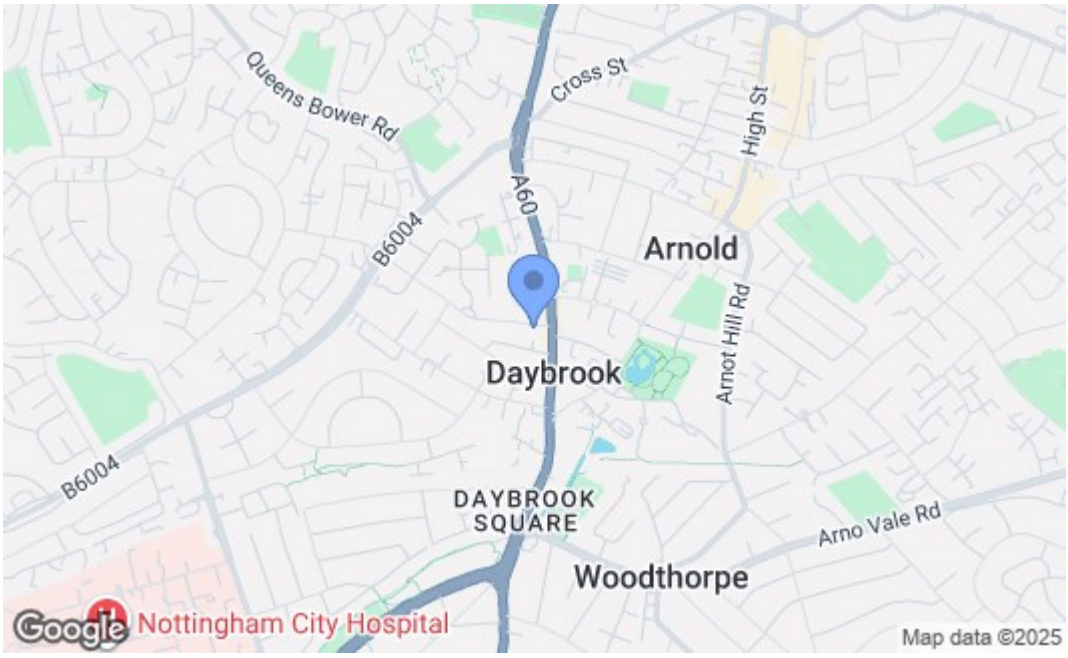
Bedroom Three
13'1" x 23'7" approx (4.0 x 7.2 approx)
Two Velux style windows, wall mounted radiator, laminate floor covering.

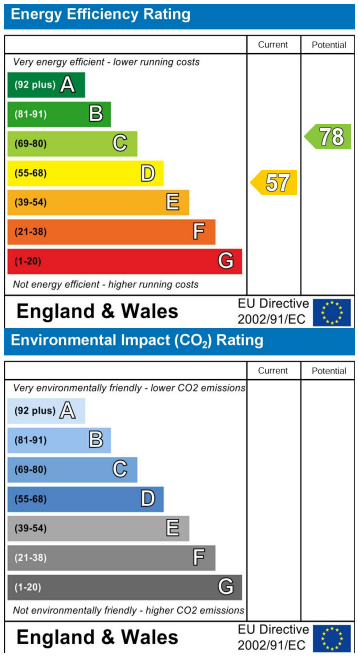
Outside

Rear of Property
To the rear of the property there is an enclosed rear garden with patio area, store, steps leading to further lawned area, fencing and walled boundaries, shed.

Front of Property
To the front of the property there is on road parking.

Agents Notes: Additional Information
Council Tax Band: A
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.

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