



**Grace Drive  
Aspley, Nottingham NG8 5AG**

**A THREE BEDROOM DETACHED FAMILY  
HOME SITUATED IN NOTTINGHAM!**

**Offers In The Region Of £362,500 Freehold**



This fantastic, spacious three-bedroom detached property in Nottingham is the perfect family home, offering everything you need and more! With a large driveway providing ample space for multiple cars and an integral garage.

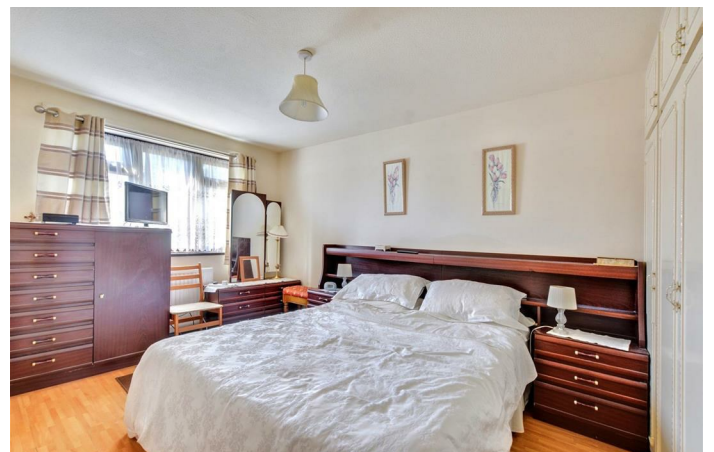
Step inside and be welcomed by a bright porch that leads to the entrance hall, where you'll find access to the impressive lounge/diner, a convenient WC, a stylish kitchen/diner, and stairs leading to the first floor. The kitchen also offers a door to a charming snug which you can also access from the dining room, perfect for relaxing with family.

Upstairs, you'll find three generously sized bedrooms, including a master with its own en-suite, and a modern family bathroom.

To the rear, enjoy a spacious, enclosed garden, perfect for entertaining or simply unwinding.

Located close to schools, shops, and transport links, and offered with no chain, this is a must-view property!

Don't miss out on this exciting opportunity to secure your ideal family home!



## Front of Property

To the front of the property there is a driveway providing off the road parking for multiple cars leading to integral garage.

## Integral Garage

8'3" x 20'4" approx (2.54 x 6.22 approx)

Power and lighting, houses 1 year old gas central heating combination boiler.

## Entrance Porch

Double glazed French doors to the front elevation leading into the entrance porch with fixed double glazed panel to the side, UPVC door leading into the inner entrance hallway.

## Inner Entrance Hallway

Laminate floor covering, wall mounted radiator, door to downstairs WC, door leading to the kitchen, door to the open plan lounge diner, carpeted staircase leading to the first floor landing.

## Downstairs WC

2'11" x 5'4" approx (0.90 x 1.63 approx)

WC, double glazed window to the front elevation, wall mounted radiator, vanity wash hand basin with mixer tap, tiled splashbacks.

## Open Plan Lounge Diner

### Living Area

11'9" x 15'9" approx (3.60 x 4.82 approx)

Double glazed window to the front elevation, wall mounted radiator, laminate floor covering, gas fire, archway leading to dining area.

### Dining Area

8'10" x 10'4" approx (2.71 x 3.15 approx)

Door leading to the kitchen, archway leading to the living area, sliding door leading to the additional reception room, laminate floor covering, wall mounted radiator.

## Kitchen

17'8" x 11'4" approx (5.40 x 3.47 approx)

Tiling to the floor, tiling to the walls, door to pantry, door to entrance hall, door to dining room, door to additional reception room, ample space for dining table, wall mounted radiator, a double glazed window to both the side and rear elevations, access to the loft, a range of matching wall and base units with worksurfaces over incorporating a sink and drainer unit with mixer tap above, four ring gas hob with cooker hood above, space and plumbing for a washing machine, space and plumbing for a dishwasher, integrated double oven, space and point for a fridge freezer.

## Additional Reception Room

9'8" x 14'11" approx (2.96 x 4.55 approx)

Laminate floor covering, double glazed window to the rear elevation, double glazed door to the side elevation leading to the rear enclosed garden, built-in storage cupboard providing ample additional storage space, gas fire with tiled hearth and wood surround.

## First Floor Landing

Carpeted flooring, double glazed window to the side elevation, built-in storage cupboard, access to the loft, doors leading off to rooms.

## Bathroom

Tiled flooring, tiled splashbacks, double glazed window to the rear elevation, airing cupboard, wall mounted radiator, panelled bath with mixer tap and electric shower above, WC, handwash basin with mixer tap.

## Bedroom One

11'8" x 12'4" to the wardrobes approx (3.57 x 3.76 to the wardrobes approx)

Laminate floor covering, built-in wardrobes, double glazed window to the rear elevation, wall mounted radiator, door to en-suite.

## En-Suite Shower Room

Shower cubicle with mains fed shower, tiled flooring, tiled splashbacks, handwash basin with mixer tap, WC, wall mounted radiator, double glazed window to the rear elevation.

## Bedroom Two

10'6" x 11'8" approx (3.22 x 3.58 approx)

Laminate floor covering, built-in wardrobes, double glazed window to the front elevation, wall mounted radiator.

## Bedroom Three

7'8" x 9'2" approx (2.35 x 2.80 approx)

Laminate floor covering, built-in wardrobes, two double glazed windows to the front elevation, wall mounted radiator.

## Rear of Property

To the rear of the property there is an enclosed rear garden being laid mainly to lawn with an additional large patio space perfect for seating and hosting, fencing to the boundaries, a range of plants trees and shrubbery planted to the borders, shed, secure gated access to the front of the property.

## Agents Notes: Additional Information

Council Tax Band: D

Local Authority: Nottingham

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

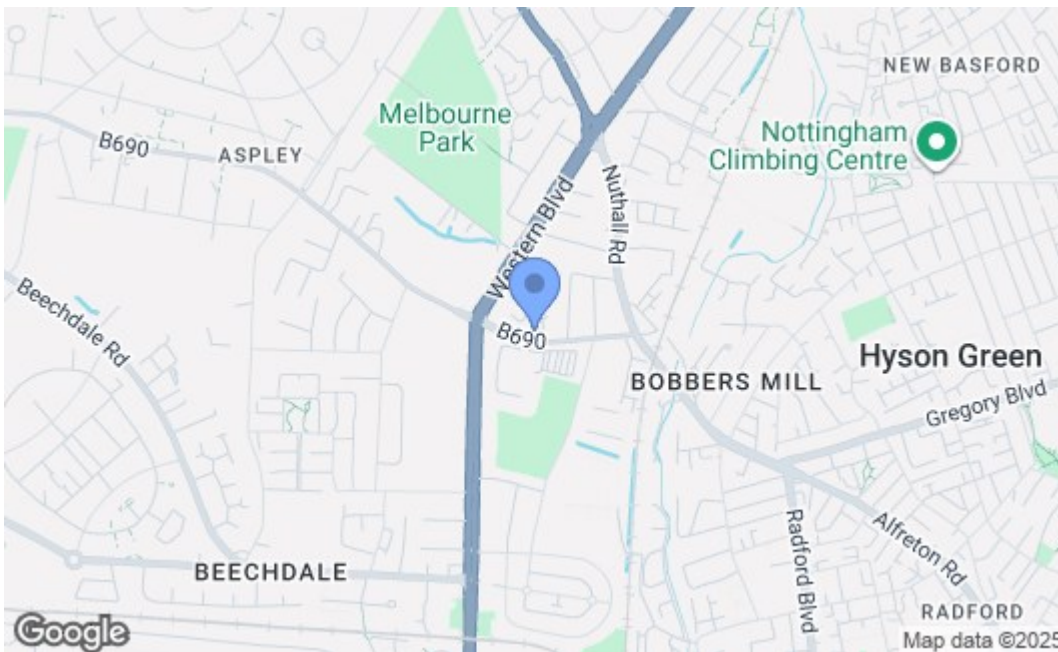
Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No



Robert Ellis  
ESTATE AGENTS



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			
		67	79
<b>England &amp; Wales</b>		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			
<b>England &amp; Wales</b>		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.