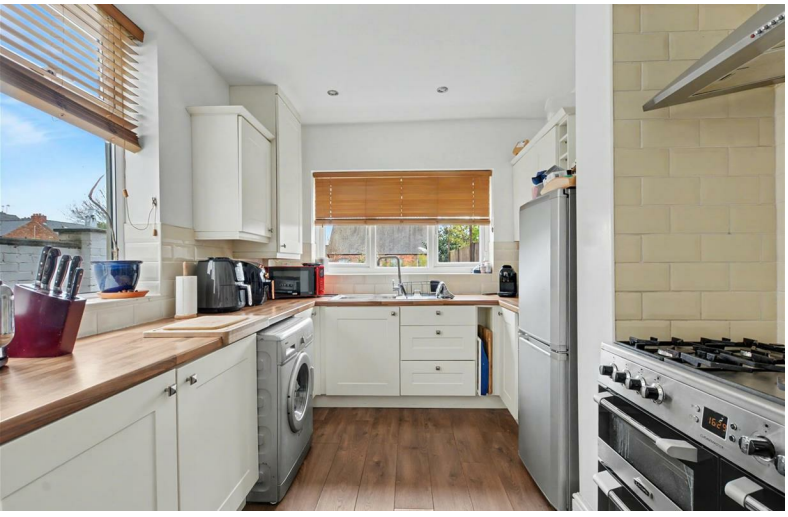
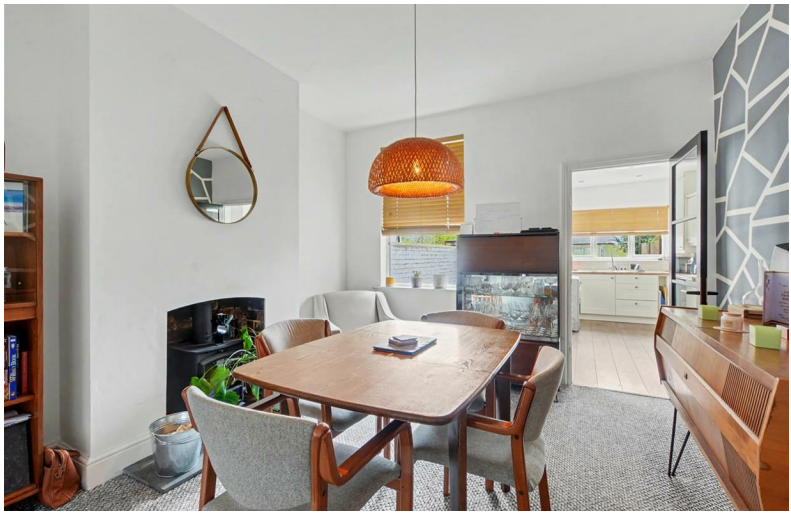
Robert Ellis

look no further...





Nelson Road
Daybrook, Nottingham NG5 6JE

AN IDEAL THREE BEDROOM, MID TERRACE FAMILY HOME POSITIONED WITHIN DAYBROOK, NOTTINGHAM.

£260,000 Freehold

** IDEAL FAMILY HOME SITUATED IN A HIGHLY DESIREABLE AREA **

Robert Ellis Estate Agents are proud to present to the market this IMMACULATE THREE BEDROOM, MID TERRACE FAMILY HOME positioned within the heart of Daybrook, Nottingham.

The property is conveniently located close to local schools, shops, and excellent transport links.

Upon entry, you are welcomed into the hallway which leads through to the lounge with stunning bay window and separate dining room, both of which feature log burners. Off the dining room, you have the beautifully fitted kitchen with access to the cellar and the enclosed, landscaped rear garden benefitting from lawn, flower beds, decking and pebbled patio.

Stairs lead to landing, first double bedroom flooded with natural light, second double bedroom, third bedroom and modernised shower room with walk in shower.

The home offers a wonderful combination of character and modern living throughout, allowing prospective buyers to move in with ease and enjoy the home.

A viewing is a MUST with this STUNNING opportunity- Please contact the office to arrange your appointment to avoid disappointment!

Entrance Hallway
Composite double glazed entrance door to the front elevation leading into the entrance hallway comprising wooden flooring, wall mounted radiator, staircase leading to the first floor landing, doors leading off to:

Lounge
17'8" x 17'8" approx (5.4 x 5.4 approx)
UPVC double glazed bay window to the front elevation, coving to the ceiling, wall mounted radiator, carpeted flooring, log burner.

Dining Room
13'1" x 14'5" approx (4.0 x 4.4 approx)
UPVC double glazed window to the rear elevation, wall mounted radiator, carpeted flooring, log burner, door leading through to the kitchen.

Kitchen
9'10" x 15'5" approx (3.0 x 4.7 approx)
A range of wall and base units with worksurfaces over incorporating a sink and drainer unit with mixer tap over, space and point for a range cooker with extractor hood over, space and point for a fridge freezer, space and plumbing for a washing machine, wall mounted radiator, recessed spotlights to the ceiling, laminate flooring, tiled splashbacks, UPVC double glazed door to the side elevation leading out to the garden, UPVC double glazed windows to the side and rear elevations, door leading through to the cellar.

Cellar

First Floor Landing
Carpeted flooring, wall mounted radiator, built-in storage, access to the loft, doors leading off to:

Bedroom One
16'8" x 13'1" approx (5.1 x 4.0 approx)
Two UPVC double glazed windows to the front elevation, carpeted flooring, wall mounted radiator.

Bedroom Two
14'5" x 10'2" approx (4.4 x 3.1 approx)
UPVC double glazed window to the rear elevation, carpeted flooring, wall mounted radiator.

Bedroom Three
10'2" x 7'10" approx (3.1 x 2.4 approx)
UPVC double glazed window to the rear elevation, carpeted flooring, wall mounted radiator.

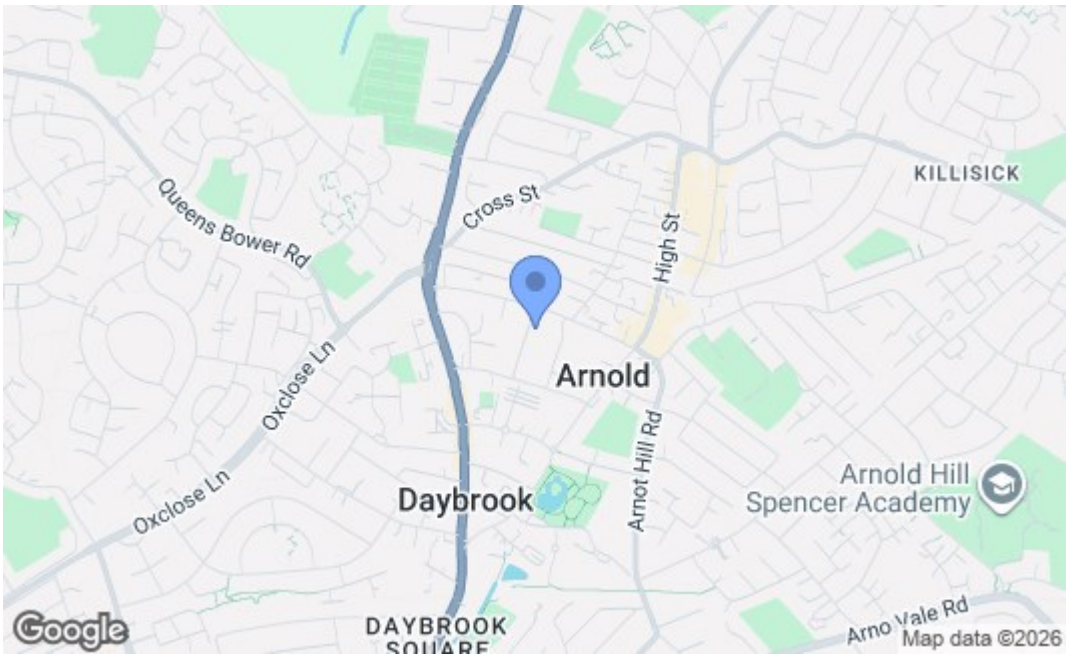
Shower Room
6'6" x 7'2" approx (2.0 x 2.2 approx)
UPVC double glazed window to the side elevation, WC, handwash basin with mixer tap and cupboards below, walk-in shower enclosure with mains fed rain water shower over, tiled splashbacks, heated towel rail, recessed spotlights to the ceiling.

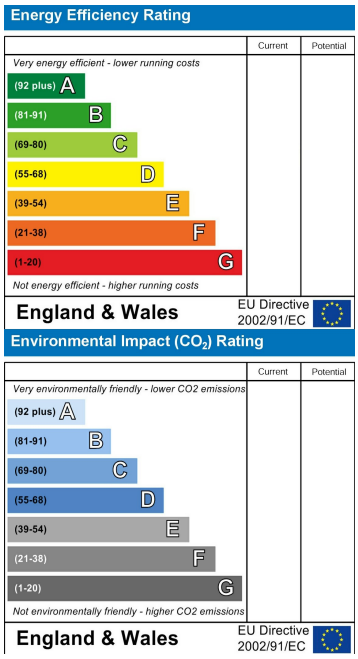
Outside

Front of Property
To the front of the property there is a gated front gravelled garden incorporating an EV charger and storage, paved pathway leading to the front entrance door.

Rear of Property
To the rear of the property there is a spacious enclosed rear garden with gravelled garden area with screening leading to a further landscaped lawned area with flowerbeds to the borders, further decked space to the rear provides ideal additional seating space, fencing to the boundaries, outdoor water tap.

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 18mbps 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.

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