



Abbots Close
Daybrook, Nottingham NG5 6AU

£220,000 Freehold

A WELL PRESENTED THREE BEDROOM
SMEI DETACHED HOME FOR SALE IN
DAYBROOK, NOTTINGHAM!



?This well-maintained three-bedroom semi-detached home in Daybrook, Nottingham, offers comfortable living spaces and a convenient location close to local amenities, schools, and transport links.

The property features a welcoming entrance hall leading to a spacious lounge and a modern kitchen/diner equipped with contemporary appliances and sleek cabinetry. Upstairs, there are three bedrooms and a family bathroom. The front of the property includes a driveway and a low-maintenance garden, while the enclosed rear garden features a patio area with steps leading to a lawn, bordered by fencing. A brick-built outbuilding provides additional storage space. The property benefits from gas central heating and double glazing throughout.

This is an ideal choice for families seeking a comfortable home in a popular residential area.



Entrance Porch

3'3 x 6'11 approx (0.99m x 2.11m approx)

UPVC double glazed door to the front elevation, UPVC double glazed window to the side elevation, linoleum floor covering, internal UPVC double glazed door leading to inner entrance hallway.

Inner Entrance Hallway

12'6 x 6'02 approx (3.81m x 1.88m approx)

UPVC double glazed window to the side elevation, staircase leading to the first floor landing, wall mounted double radiator, ceiling light point, under the stairs storage cupboard providing useful additional storage space, laminate flooring with panelled doors leading off to;

Living Room

12'11 x 13'06 approx (3.94m x 4.11m approx)

UPVC double glazed bay window to the front elevation, ceiling light point, coving to the ceiling, laminate floor covering, built in storage cupboard.

Open Plan Dining Kitchen

8'11 x 19'04 approx (2.72m x 5.89m approx)

UPVC double glazed windows to the rear elevation, UPVC double glazed French doors leading out to the landscaped rear garden, a range of contemporary matching wall and base units incorporating laminate work surfaces over, 1 1/2 bowl stainless steel sink with mixer tap above, space and plumbing for automatic washing machine, space and point for freestanding tumble dryer, wall mounted gas central heating combination boiler providing hot water and central heating to the property housed within a matching cabinet, tiled splashbacks, ceramic hob, stainless steel extractor hood above, integrated oven, integrated microwave, space and point for a freestanding fridge freezer, linoleum floor covering, under the stairs storage cupboard, spotlights to the ceiling, feature vertical radiators.

First Floor Landing

UPVC double glazed window to the side elevation, loft access hatch, ceiling light point, panelled doors leading off to rooms.

Bedroom One

13'02 x 10'5 approx to face of wardrobes (4.01m x 3.18m approx to face of wardrobes)

UPVC double glazed window to the front elevation, wall mounted radiator, ceiling light point, laminate floor covering, built-in wardrobes proving ample additional storage space.

Bedroom Two

13'01 x 9'03 approx (3.99m x 2.82m approx)

UPVC double glazed window to the rear elevation, carpeted flooring, wall mounted radiator, ceiling light point.

Bedroom Three

7'06 x 9'03 approx (2.29m x 2.82m approx)

UPVC double glazed window to the front elevation, wall mounted radiator, laminate floor covering, built in bed with storage cupboard below, built in dressing table and storage cupboard, ceiling light point.

Family Bathroom

5'05 x 7'05 approx (1.65m x 2.26m approx)

Modern white three piece suite comprising double ended panelled bath with mains fed shower over, vanity wash hand basin with mixer tap above, low level flush WC, UPVC double glazed window to the side elevation, tiled splashbacks, spotlights to the ceiling, chrome heated towel rail.

Rear of Property

To the rear of the property there is an enclosed landscaped rear garden with private aspects, fencing to the boundaries, tiered lawn, patio area and additional raised decked area, brick built garden store offering useful additional storage space.

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

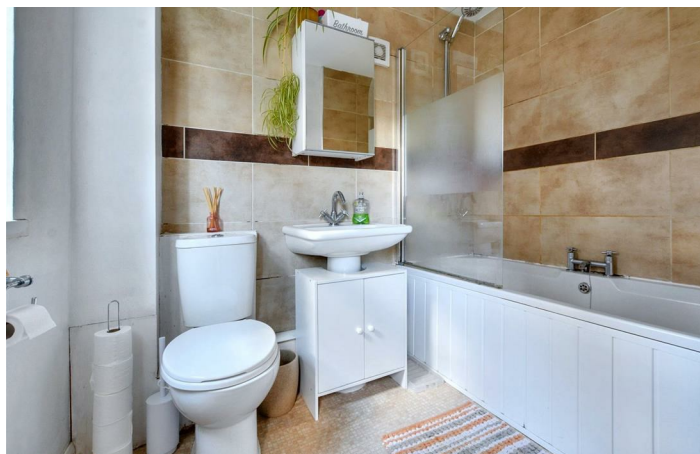
Flood Risk: No flooding in the past 5 years

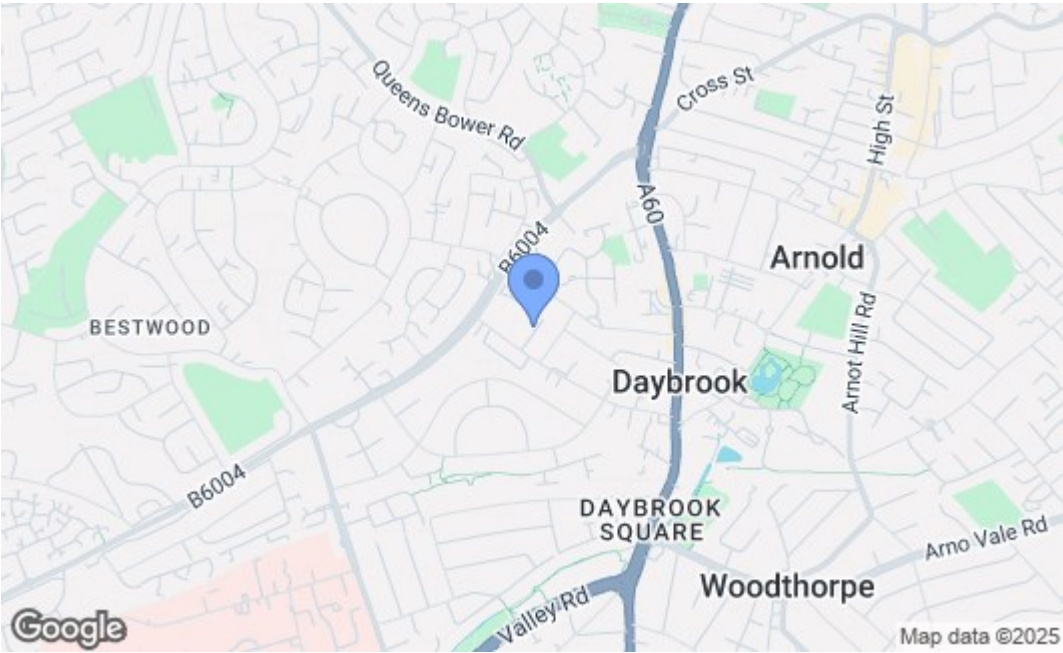
Flood Defences: No

Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No





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		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales 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.