Robert Ellis

look no further...

Bedford Grove,
Basford, Nottingham
NG6 9DE

£300,000 Freehold

Stylish and Spacious Detached Family Home – Excellent Location!

Perfect for first-time buyers or a growing family, this beautifully presented three-bedroom detached home offers modern living with a high-quality finish throughout. Move-in ready, the property boasts a spacious layout, ideal for comfortable everyday living and entertaining.

The ground floor features a welcoming entrance hallway, a bright and airy lounge, and a contemporary open-plan kitchen diner complete with integrated appliances – perfect for family meals or hosting guests. Upstairs, you'll find three well-proportioned bedrooms, a sleek family bathroom, and a convenient storage cupboard.

Externally, the home benefits from a multi-car driveway, a generously sized rear garden with a charming summerhouse and dedicated office space – ideal for those working from home or needing extra room to relax.

Situated in a highly sought-after residential area, this property is within easy reach of well-regarded schools, local shops, and excellent transport links including nearby bus and tram routes, making commuting a breeze.

Don't miss the opportunity to view this modern family home in a prime location.

Entrance Hallway
UPVC double glazed entrance door to the front elevation leading into the entrance hallway comprising wall mounted radiator, understairs storage, carpeted staircase leading to the first floor landing, opening through to the open plan kitchen diner , door leading through to the lounge.

Lounge
11'9" x 12'9" approx (3.6 x 3.9 approx)
Carpeted flooring, wall mounted radiator, log burner with slate back panel and hearth, UPVC double glazed French doors leading to the rear garden.

Open Plan Kitchen Diner
Laminate floor covering, UPVC double glazed window to the front and side elevations, wall mounted radiator, breakfast bar providing additional seating space, a range of matching wall and base units with worksurfaces over incorporating an inset 1 1/2 bowl sink with mixer tap over, integrated oven, integrated microwave, integrated fridge freezer, integrated dishwasher, integrated induction hob with extractor hood over, recessed spotlights to the ceiling, UPVC double glazed doors leading out to the rear garden.

Kitchen Area
16'0" x 7'10" approx (4.9 x 2.4 approx)

Dining Area
9'10" x 10'9" approx (3.0 x 3.3 approx)

First Floor Landing
Carpeted flooring, loft access hatch, built-in storage cupboard, doors leading off to:

Bedroom One
12'5" x 11'9" approx (3.8 x 3.6 approx)
Carpeted flooring, wall mounted radiator, UPVC double glazed window to the rear elevation.

Bedroom Two
13'9" x 13'1" approx (4.2 x 4.0 approx)
Carpeted flooring, wall mounted radiator, UPVC double glazed window to the front elevation.

Bedroom Three
5'6" x 7'10" approx to the wardrobes (1.7 x 2.4 approx to the wardrobes)
Carpeted flooring, wall mounted radiator, UPVC double glazed window to the rear elevation, built-in wardrobe.

Family Bathroom
7'6" x 4'11" approx (2.3 x 1.5 approx)
UPVC double glazed window to the side elevation, wash hand basin with storage cupboard below, WC, part tiling to the walls, tiled splashbacks, tiled flooring, chrome heated towel rail, extractor fan, recessed spotlights to the ceiling, panelled bath with mains fed rainwater shower over.

Outside

Front of Property
To the front of the property there is a large driveway providing off the road parking with secure gated access to the side of the property.

Rear of Property
To the rear of the property there is a large L-shaped enclosed rear garden with raised decked area, steps leading down to lawned area with access to the shed, further pebbled seating area, access to the store, access to the home office, access to the lean to, fencing to the boundaries, a range of plants and shrubbery to the boundaries.

Store
18'4" x 15'5" approx (5.6 x 4.7 approx)
Power and lighting

Office
11'5" x 18'8" approx (3.5 x 5.7 approx)
Currently utilised as a bar and home office space this versatile space can be tailored to suit the buyers needs and requirements with power and lighting, carpeted flooring, UPVC double glazed French doors opening onto a decked seating area, UPVC double glazed window to the front elevation, two Velux style roof lights, recessed spotlights to the ceiling, electric fireplace.

Lean To
13'5" x 9'2" approx (4.1 x 2.8 approx)
Additional gated secure storage space.

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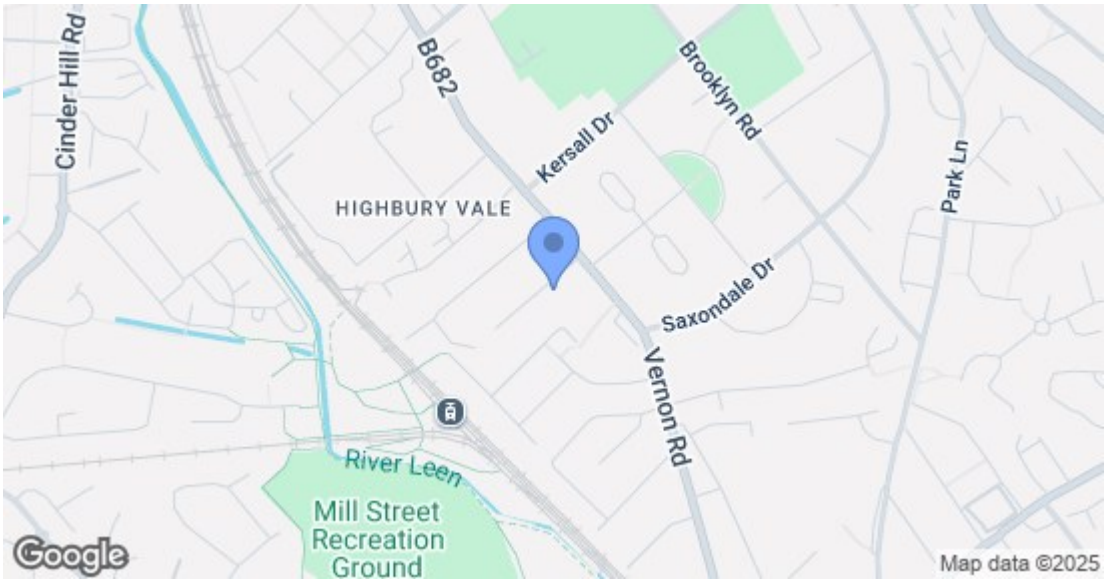

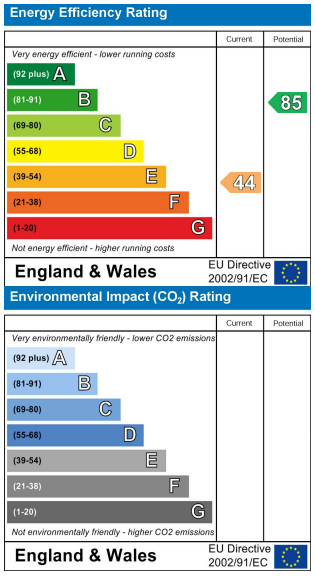

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.