Robert Ellis

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Trinstead Way
Bestwood, Nottingham NG5 5SB

A WELL PRESENTED THREE BEDROOM SEMI DETACHED HOME FOR SALE IN BESTWOOD, NOTTINGHAM!

Offers Over £220,000 Freehold

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Robert Ellis Estate Agents are thrilled to present this spacious three-bedroom semi-detached home located on Trinstead Way, Bestwood, Nottingham. Ideally situated within walking distance of local schools, as well as a short drive from Arnold Town Centre and City Hospital. This property offers easy access to a variety of shops, eateries, and excellent transport links.

As you enter, you are welcomed by a hallway that leads into the bright and airy lounge/diner, which also opens into a charming conservatory. The kitchen is fitted with both wall and base units. Upstairs, you'll find two bedrooms and a family bathroom, while the master bedroom occupies the top floor.

The property also benefits from a driveway for off-road parking and a spacious rear garden, perfect for outdoor activities. With its fantastic location and ample living space, this home is a must-see!

Contact the office now on 0115 648 5485 to arrange a viewing.

Entrance Porch
3'4 x 7'3 approx (1.02m x 2.21m approx)
UPVC double glazed windows to both side and front elevations, UPVC double glazed door providing access to the entrance porch, wooden flooring, recessed spotlights to the ceiling, internal UPVC double glazed door providing access into the inner entrance hallway.

Inner Entrance Hallway
8'9 x 3'8 approx (2.67m x 1.12m approx)
Staircase leading to the first floor landing, ceiling light point, wall mounted double radiator, built-in storage cupboard providing useful additional storage space, panelled door leading through to the open plan lounge diner.

Open Plan Lounge Diner
23' x 10'3 approx (7.01m x 3.12m approx)
This dual aspect lounge diner benefits from having a UPVC double glazed bay window to the front elevation, with sliding double glazed patio doors leading to the rear conservatory, wooden flooring with feature tiled inset, recessed spotlights to the ceiling, coving to the ceiling, feature decorative fireplace incorporating wooden surround, tiled heart and back panel with feature decorative cast iron style burner, laminate floor covering, internal panelled door leading through to fitted kitchen.

Fitted Kitchen
8' x 10'10 approx (2.44m x 3.30m approx)
With a range of matching wall and base units incorporating wooden worksurfaces over, inset ceramic sink with modern swan neck mixer tap above, space and point for freestanding range cooker incorporating glass extractor hood over, feature travertine tiled splashbacks, space and plumbing for dishwasher, space and plumbing for automatic washing machine, tiling to the floor, space and point for fridge freezer, integrated microwave, UPVC double glazed windows to the rear and side elevations, archway leading through to utility area.

Utility Area
6'10 x 9'2 approx (2.08m x 2.79m approx)
UPVC double glazed door to the side elevation, tiling to the floor, a range of additional wall and base units incorporating wooden worksurfaces over, large pantry cupboard providing ample additional storage space housing electrical consumer unit, tiled splashbacks, wall mounted double radiator, additional storage space below the stairs.

Conservatory
11'4 x 10'10 approx (3.45m x 3.30m approx)
UPVC double glazed windows to side and rear elevations, UPVC double glazed French doors providing access to the paved patio area and spacious rear garden.

Planning permission granted for a single storey extension to replace the conservatory (22/01367/PFUL3).

First Floor Landing
Ceiling light point, airing cupboard housing Ideal gas central heating combination boiler providing additional storage space, panelled doors leading off to rooms, fire door with staircase leading to the loft conversion.

Bedroom Two
11'07 x 10'1 approx (3.53m x 3.07m approx)
UPVC double glazed window to the front elevation, wall mounted radiator, ceiling light point, built-in storage cupboard over the stairs.

Bedroom Three
11'1 x 10'6 approx (3.38m x 3.20m approx)
UPVC double glazed window to the rear elevation, wall mounted radiator, ceiling light point, laminate floor covering.

Family Bathroom
7'9 x 7'04 approx (2.36m x 2.24m approx)
UPVC double glazed window to the rear elevation, modern three piece suite comprising panelled bath with mains fed shower over incorporating rain water shower head above, semi-recessed vanity wash hand basin with storage cupboard below, low level flush WC, tiling to the floor, tiled splashbacks, chrome heated towel rail, ceiling light point.

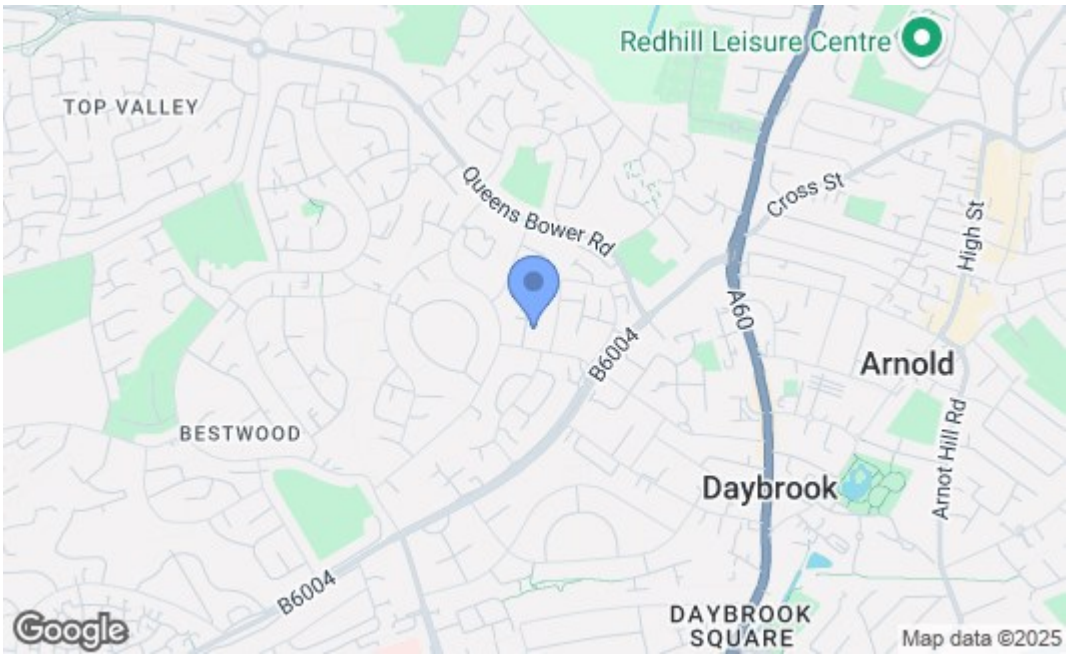
Second Floor Landing
Built-in wardrobe over stairs providing useful additional storage space, UPVC double glazed window to the front elevation.

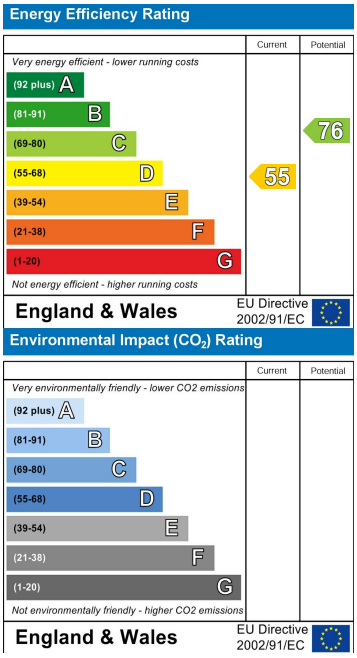
Master Bedroom
18'09 x 10'2 approx (5.72m x 3.10m approx)
This spacious master bedroom provides ample living space comprising two Velux style roof lights to the rear elevation providing natural daylight, access to the eaves providing additional storage space, built-in wardrobes, built-in drawers, built-in bedside table, wall light points.

Front of Property
To the front of the property there is a spacious block paved driveway providing ample off the road vehicle hardstanding, brick wall to the front boundary, secure side gated access.

Rear of Property
To the rear of the property there is an enclosed rear garden with fencing to the boundaries, garden laid to lawn, large Indian sandstone paved patio area with separate path leading to additional patio area to the rear, mature shrubs and trees planted tot the borders, external security lighting, outside water tap.

Agents Notes: Additional Information
Council Tax Band: A
Local Authority: Nottingham
Electricity: Mains supply
Water: Mains supply
Heating: Mains gas
Septic Tank : No
Broadband: BT, Sky, Virgin
Broadband Speed: Standard 12mbps 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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