Robert Ellis

look no further. . .

Hoylake Crescent
Bilborough, Nottingham NG8 4PP

AN EXTENDED FOUR BEDROOM SEMI-DETACHED FAMILY PROPERTY, SELLING WITH THE BENFIT OF NO UPWARD CHAIN.

Guide Price £240,000 Freehold

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*** GUIDE PRICE £240,000 - £250,000***

Situated on a generous corner plot within a popular Bilborough location, this extended detached four-bedroom family home offers spacious and flexible accommodation with huge potential throughout.

The property requires renovation work, making it an excellent opportunity for buyers looking to modernise and put their own stamp on a substantial family home. The ground floor includes a welcoming entrance hall, two bright reception rooms, a fitted kitchen, and a ground floor W/C for added convenience. To the first floor, there are four well-proportioned bedrooms and a family bathroom.

Externally, the property enjoys an enclosed rear garden, gated driveway, and front garden, together with an integrated garage and brick-built outbuildings offering valuable storage or workshop space.

Ideally positioned close to local schools, shops, and transport links into Nottingham City Centre, this home offers space, potential, and convenience in equal measure.

Offered to the market with no upward chain – viewing is highly recommended.

Entrance Hallway
10'3 x 5'11 approx (3.12m x 1.80m approx)
UPVC double glazed entrance door to the front elevation, staircase leading to the first floor landing, electrical storage heater, ceiling light point, understairs storage, doors leading off to:

Living Room
15'2 x 11' approx (4.62m x 3.35m approx)
UPVC double glazed window to the front elevation, ceiling light point, coving to the ceiling, electric storage heater, cast iron stove with wooden mantle and tiled slate hearth, open through to the dining room.

Dining Room
11'06 x 8'1 approx (3.51m x 2.46m approx)
UPVC double glazed sliding patio doors to the rear elevation, electric storage heater, ceiling light point, coving to the ceiling, open through to the living room, panelled door leading through to the kitchen.

Kitchen
10'1 x 11'7 approx (3.07m x 3.53m approx)
With a range of matching wall and base units incorporating laminate worksurfaces over, stainless steel sink with separate hot and cold taps, UPVC double glazed window to the rear elevation, space and plumbing for an automatic washing machine, tiled splashbacks, ceiling light point, built-in storage cabinets, under stairs pantry, panelled door leading through to the side lobby.

Side Lobby
3'7 x 2'11 approx (1.09m x 0.89m approx)
Door to the side elevation leading through to the garage, door to ground floor WC.

Ground Floor WC
4'9 x 2'11 approx (1.45m x 0.89m approx)
Low level flush WC, ceiling light point, extractor fan.

Garage
9'10 x 20' approx (3.00m x 6.10m approx)
Roller shutter door to the front elevation, UPVC double glazed access door to the rear garden, door to brick built store.

Brick Built Store
11'7 x 7'9 approx (3.53m x 2.36m approx)
Windows to the rear elevation, two garden brick built stores, further potential use subject to the buyers needs and requirements.

First Floor Landing
Ceiling light point, loft access hatch, airing cupboard housing the hot water cylinder, doors leading off to:

Family Bathroom
5'07 x 6' approx (1.70m x 1.83m approx)
UPVC double glazed window to the rear elevation, spa whirlpool panelled bath, pedestal wash hand basin, low level flush WC, tiled splashbacks.

Bedroom One
9'5 x 9'11 approx (2.87m x 3.02m approx)
UPVC double glazed windows to the front and rear elevations, ceiling light point, coving to the ceiling, electric storage heater.

Bedroom Two
13'06 x 12' approx (4.11m x 3.66m approx)
UPVC double glazed window to the front elevation, ceiling light point, electric storage heater, built-in wardrobe.

Bedroom Three
12'09 x 9'4 approx (3.89m x 2.84m approx)
UPVC double glazed window to the rear elevation, electric storage heater, built-in wardrobe, ceiling light point.

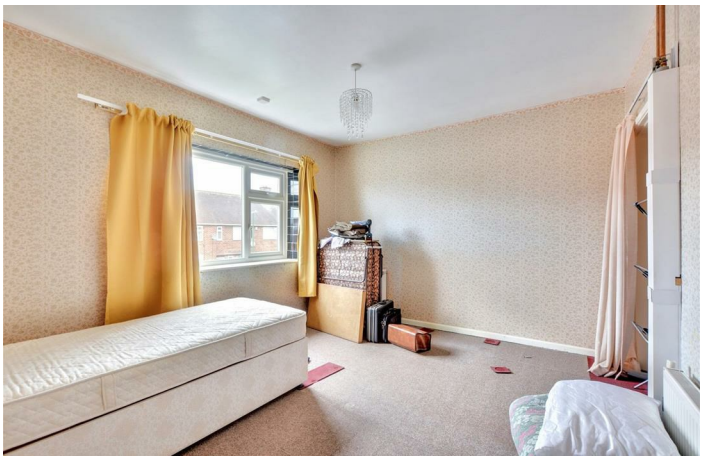
Bedroom Four
9'02 x 8' approx (2.79m x 2.44m approx)
UPVC double glazed window to the front elevation, ceiling light point, electric storage heater, storage over the stairs.

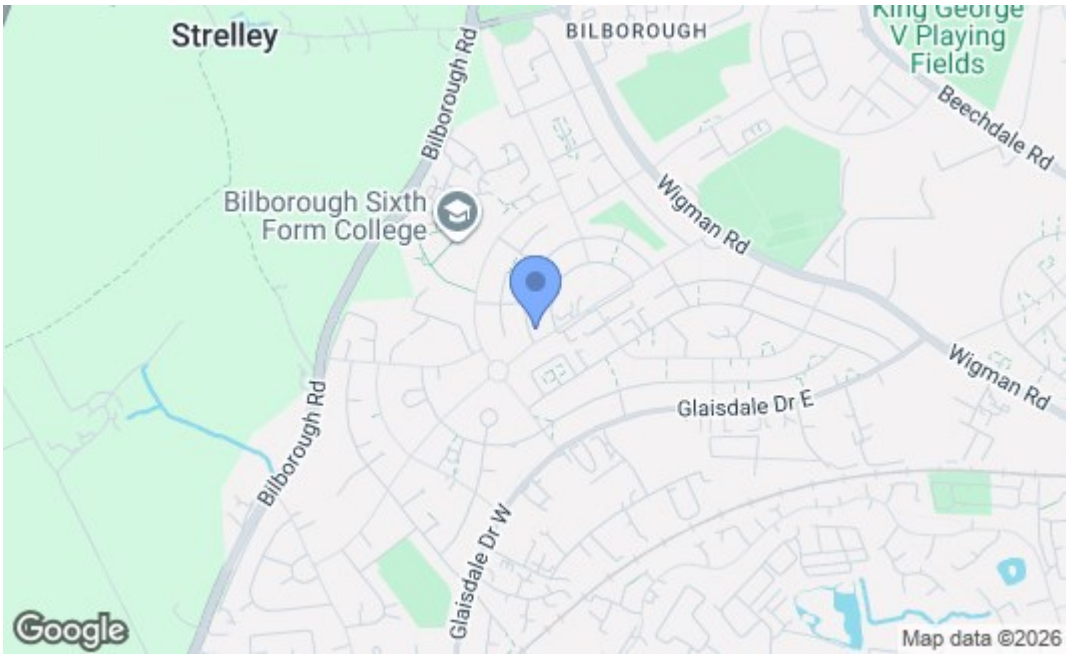
Outside

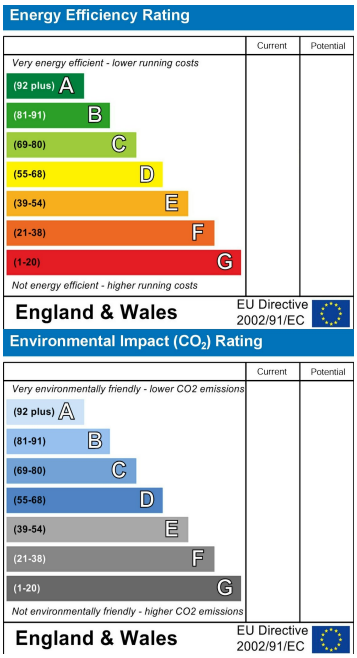
Front of Property
To the front of the property there is a driveway providing off the road vehicle hardstanding, garden laid to lawn, fencing and walls to the boundaries.

Rear of Property
To the rear of the property there is an enclosed rear garden being laid mainly to lawn with large paved patio area, fencing to the boundaries.

Agents Notes: Additional Information
Council Tax Band: A
Local Authority: Nottingham
Electricity: Mains supply
Water: Mains supply
Heating: Electric
Septic Tank : No
Broadband: BT, Sky, Virgin
Broadband Speed: Standard 4mbps 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







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.