



Wordsworth Road,
Daybrook, Nottingham
NG5 6HH

**O/O £200,000
Freehold**

0115 648 5485



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PERFECT FOR FIRST TIME BUYERS OR INVESTORS

Robert Ellis Estate Agents are delighted to offer to the market this FANTASTIC THREE BEDROOM, SEMI DETACHED HOME SITUATED IN DAYBROOK, NOTTINGHAM.

The property itself sits favourably within walking distance of nearby schooling. There is also easy access to Arnold Town centre where there is a wide variety of national and independent retailers and shopping facilities and transport links.

Upon entry, you are welcomed into the hallway which leads to the office, kitchen with fitted units, lounge diner and conservatory. The conservatory also hosts the utility room and French doors opening onto the rear garden which has laid to lawn and decked area and pergola. Stairs lead to landing, first double bedroom, second double bedroom, third bedroom and family bathroom.

A viewing is a MUST with this fantastic home- Contact us on 0115 648 5485 to book in now!



Hallway

UPVC entrance door to the front, stairs to the first floor, wall mounted radiator, laminate flooring and doors to:

Study

5'2" x 5'6" approx (1.6m x 1.7m approx)

With storage units, cupboard housing the boiler and laminate flooring, double glazed windows to the front and side.

Lounge

19'8" x 10'9" approx (6m x 3.3m approx)

With a wall mounted radiator, bay window to the front, coving to ceiling, laminate flooring, electric fire a double glazed door to:

Conservatory

7'2" x 17'0" approx (2.2m x 5.2m approx)

Double glazed windows and doors to the rear, tiled flooring and door to a utility area which houses the fridge freezer, tumble dryer and washing machine.

Kitchen

10'9" x 8'6" approx (3.3m x 2.6m approx)

Wooden laminate flooring, UPVC door to the conservatory, gas hob and electric oven, double glazed window to the side, tiled splashbacks, wall, base and drawer units with work surface over, inset sink and drainer,

First Floor Landing

Carpeted flooring, two double glazed windows to the side, access to the loft and doors to:

Bedroom 1

10'5" x 12'5" approx (3.2m x 3.8m approx)

Carpeted flooring, two double glazed windows to the front, wall mounted radiator.

Bedroom 2

8'6" x 12'1" approx (2.6m x 3.7m approx)

Double glazed window to the rear, wall mounted radiator, carpeted flooring.

Bedroom 3

7'2" x 9'6" approx (2.2m x 2.9m approx)

Double glazed window to the front, carpeted flooring and a wall mounted radiator.



Bathroom

9'6" x 5'10" approx (2.9m x 1.8m approx)

Wooden floor, three piece suite comprising of a bath with a mains fed shower over, two double glazed windows to the rear, low flush w.c., wash hand basin and heated towel rail. Spotlights to the ceiling, tiled splashbacks, glazed panel.

Outside

To the front there is a driveway with gated access and a patio area.

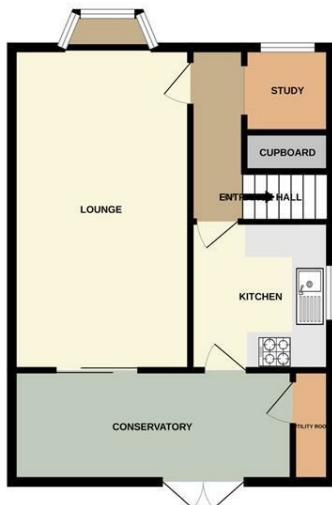
The rear garden has a raised decked area, lawned garden, fencing and hedging to the borders.

Council Tax Band:-

Band B, Gedling borough council



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services and fixtures mentioned have not been tested and no guarantee as to their operability or efficiency can be given.
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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.