



Hilcot Drive  
Aspley, Nottingham NG8 5HT

SPACIOUS THREE-BEDROOM SEMI-  
DETACHED HOME ON HILCOT DRIVE,  
NG8.

**£185,000 Freehold**





Located in a popular and well-connected part of NG8, this generously sized three-bedroom semi-detached home on Hilcot Drive offers excellent family living both inside and out. Boasting a triple driveway, detached garage, and well-maintained front and rear gardens, this property is perfect for those seeking space, convenience, and potential.

Upon entering, you're greeted by a large entrance hall that sets the tone for the rest of the home. The ground floor features a twinned reception room offering flexible living and dining areas, ideal for entertaining or relaxing. A spacious, separate kitchen provides ample storage and workspace, complemented by a practical utility area with direct access to the rear garden.

Upstairs, there are three comfortable double bedrooms and a well-appointed three-piece family bathroom, making this a true family-sized home.

Positioned close to a range of local amenities, the property is within easy reach of reputable schools, supermarkets, and retail parks. Excellent transport links, including bus and tram routes, offer direct access to Nottingham city centre and surrounding areas, while nearby road links make commuting straightforward.

Offering a combination of space, location, and practicality, this home is a fantastic opportunity for families, first-time buyers, or investors alike.



### Entrance Hallway

10'5" x 6'3" approx (3.19 x 1.92 approx)

Entrance door to the side elevation leading into the entrance hallway comprising tiled flooring, wall mounted radiator, staircase leading to the first floor landing, door leading to the rear garden, door leading to the kitchen, door leading to the lounge.

### Lounge

21'11" x 13'8" approx ( 6.69 x 4.17 approx)

UPVC double glazed bay fronted window to the front elevation, UPVC double glazed window to the front elevation, carpeted flooring, two wall mounted radiators, gas fire with surround.

### Kitchen

10'8" x 6'6" approx (3.27 x 1.99 approx)

Tiled flooring, a range of wall and base units with worksurfaces over incorporating a sink and drainer unit, wall mounted radiator, integrated fridge freezer, space and point for cooker, extractor hood, UPVC double glazed window to the rear, door to downstairs WC, UPVC door leading to the rear enclosed garden.

### Downstairs WC

4'11" x 2'11" approx (1.5 x 0.9 approx)

Wall mounted radiator, wash hand basin, WC, tiled flooring.

### First Floor Landing

Carpeted flooring, access to the loft, doors leading off to:

### Bedroom Three

10'10" x 6'7" approx (3.31 x 2.02 approx)

UPVC double glazed window to the rear, built-in storage, wall mounted radiator.

### Family Bathroom

7'0" x 6'0" approx (2.14 x 1.85 approx)

Non-slip flooring, electric shower, wall mounted radiator, WC, hand wash basin, storage cupboard, extractor fan, UPVC window to the rear elevation.

### Bedroom Two

10'5" x 10'7" approx (3.18 x 3.23 approx)

UPVC double glazed window the front elevation, carpeted flooring, original fireplace, wall mounted radiator.

### Bedroom One

11'1" x 13'7" approx (3.38 x 4.15 approx)

UPVC double glazed window to the front elevation, carpeted flooring, wall mounted radiator, built-in storage.

### Outside

#### Front of Property

To the front of the property there is a driveway providing off the road parking with front garden, access to the garage.

#### Rear of Property

To the rear of the property there is an enclosed rear garden with patio and lawned area, greenhouse, fencing to the boundaries.

### 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 5mbps Ultrafast 1800mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

Flood Defences: No

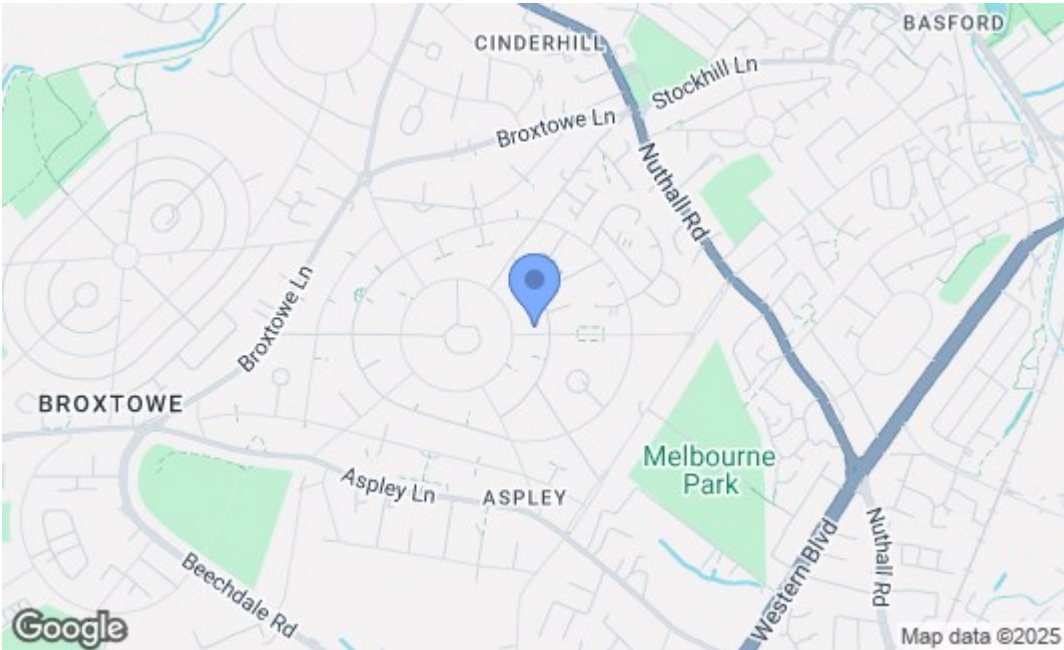
Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		61
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.