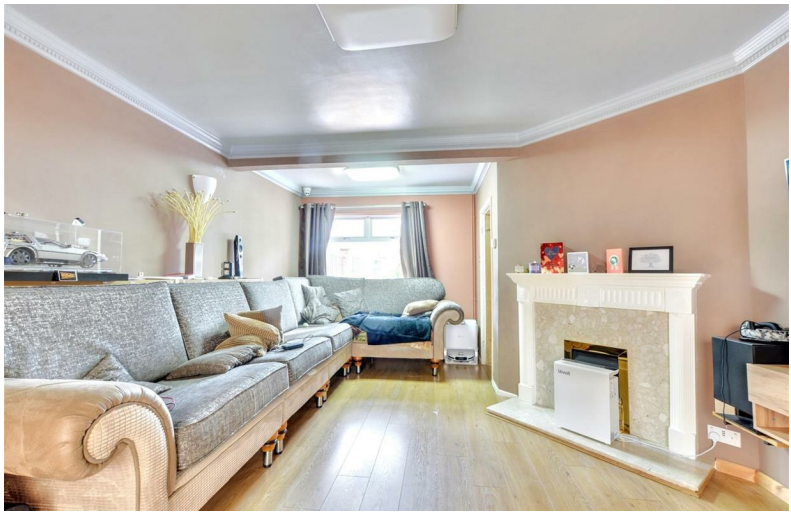
Robert Ellis

look no further...



Hanslope Crescent,
Bilborough, Nottingham
NG8 4BD

£275,000 Freehold

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PRICE GUIDE £275,000 - £300,000

A Spacious & Energy-Efficient Family Home with Flexible Living Space and Exceptional Eco Features

Positioned in a peaceful residential location, this impressive three/five-bedroom semi-detached home offers an outstanding combination of space, modern technology and energy efficiency. Thoughtfully designed to suit growing families, the property benefits from flexible accommodation across three floors, an array of eco-conscious upgrades, and secure gated parking.

The ground floor comprises an entrance hall, a convenient downstairs WC, a bright and airy lounge, a modern fitted kitchen and an impressive conservatory spanning the width of the property — perfect for family gatherings or entertainment. Upstairs, there are three well-proportioned bedrooms and a contemporary bathroom, while the top floor provides two further versatile loft rooms, ideal for use as home offices or hobby spaces.

Externally, an electric gated driveway provides ample off-street parking and leads to an integral garage with internal access. The rear garden offers a private and enclosed space for relaxation and outdoor entertainment.

This home stands out for its forward-thinking energy efficiency — featuring a 9kW solar panel system with feed-in tariff (generating around £6,000 per year), 25kWh solar battery storage, off-peak grid charging at 8p/kWh, a 14kW air source heat pump, external wall and loft insulation, and a whole-house water filtration system. With an EPC rating of B (just two points off an A), this property offers exceptionally low running costs.

Added benefits include CCTV inside and out, an alarm system, two EV charging points, and a secure electric front gate. The property also enjoys a pleasant outlook over the neighboring school playing field, with local shops, takeaways and transport links all within easy reach.

A truly future-proof home offering security, comfort and sustainability — viewing is highly recommended.

Entrance Hallway
5'8 x 12'9 approx (1.73m x 3.89m approx)
UPVC double glazed entrance door to the front elevation leading into the entrance hallway, staircase leading to the first floor landing, wall mounted radiator, laminate floor covering, ceiling light point, panelled doors leading off to:

Living Room
12'11 x 8'10 approx (3.94m x 2.69m approx)
UPVC double glazed window to the front elevation, ceiling light point, coving to the ceiling, feature decorative fireplace incorporating Adams style surround with marble hearth and back panel, laminate floor covering, media wall with shelving unit, wall mounted radiator, UPVC double glazed French doors leading through to the conservatory.

Kitchen
12'4 x 11'06 approx (3.76m x 3.51m approx)
UPVC double glazed window to the rear elevation overlooking the conservatory, UPVC double glazed door providing access to the garage, a range of matching wall and base units incorporating laminate worksurfaces over with breakfast bar island unit, space and point for a freestanding Range cooker with stainless steel extractor hood above, stainless steel sink with mixer tap over, space and point for a freestanding American style fridge freezer, ample storage cabinets, pelmet lighting, ceiling light5 point, laminate floor covering, wall mounted radiator.

Ground Floor Cloakroom
2'8 x 5'2 approx (0.81m x 1.57m approx)
UPVC double glazed window to the side elevation, low level flush WC, tiling to the walls, laminate floor covering, wall mounted radiator, ceiling light point.

First Floor Landing
9'05 x 9'9 approx (2.87m x 2.97m approx)
Ceiling light point, UPVC double glazed window to the front elevation, wall mounted radiator, panelled doors leading off to:

Family Bathroom
5'09 x 6'05 approx (1.75m x 1.96m approx)
Modern three piece suite comprising modern P-shaped panelled bath with rainwater shower head above, wall hung vanity wash hand basin with storage cupboard below, wall hung WC, recessed spotlights to the ceiling, extractor fan, UPVC double glazed windows to the front and side elevations, chrome heated towel rail, tiling to the walls, tiling to the floor, shaver point, built-in mirrored illminated cabinets.

Bedroom One
11'10 x 9'08 approx (3.61m x 2.95m approx)
UPVC double glazed window to the rear elevation, wall mounted radiator, recessed spotlights to the ceiling, a range of built-in wardrobes providing ample additional storage sapce.

Bedroom Two
9'04 x 12'11 approx (2.84m x 3.94m approx)
UPVC double glazed window to the rear elevation, wall mounted radiator, ceiling light point.

Bedroom Three
7'08 x 8'05 approx (2.34m x 2.57m approx)
UPVC double glazed window to the front elevation, recessed spotlights to the ceiling, wall mounted radiator, built-in wardrobes providing ample additional storage space.

Attic Landing Space
Wall mounted radiator, ceiling light point, doors leading off to:

Attic Room One
7'10 x 9'01 approx (2.39m x 2.77m approx)
Velux window to the front elevation, two wall mounted radiators, ceiling light point.

Attic Room Two
13'3 x 8'09 apporox (4.04m x 2.67m apporox)
Velux window to the front elevation, two wall mounted radiators, ceiling light point.

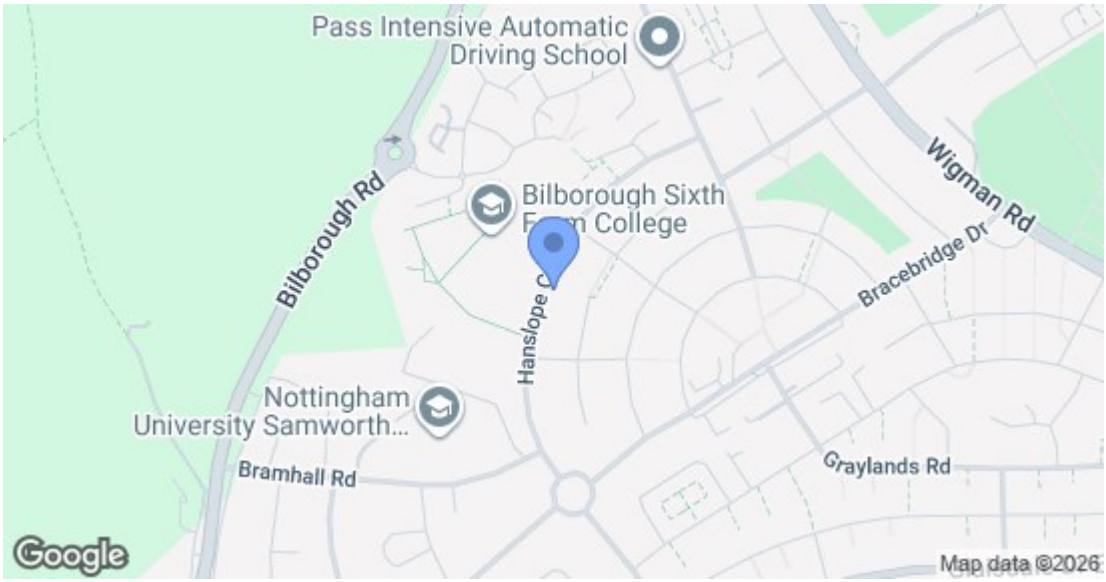
Annex/Workshop
40' x 8'11 approx (12.19m x 2.72m approx)
With light, power, two sun lanterns.

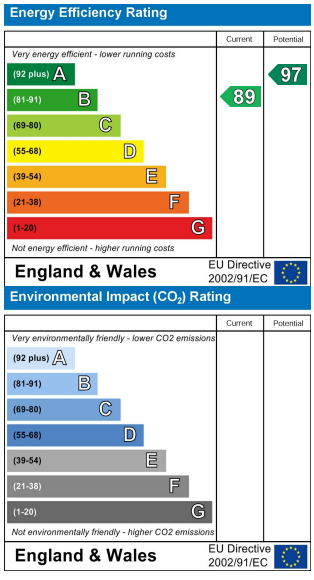
Garage
27'3 x 9'2 approx (8.31m x 2.79m approx)
Roller shutter door to the front elevation, solar panel batteries and controllers, hot water cylinder, ground source heat pump, water filtration system, UPVC double glazed access door leading through to the conservatory, UPVC double glazed windows looking to the conservatory.

Conservatory
21'1 x 13'10 approx (6.43m x 4.22m approx)
UPVC double glazed French doors to the rear elevation, UPVC double glazed windows to the side and rear elevations, laminate flooring, wall light points, a range of base units providing additional storage with laminate worksurfaces over, space and plumbing for an automatic washing machine, space and point for a tumble dryer.

Rear of Property
To the rear of the property there is an enclosed rear garden being laid to lawn with 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 7mbps 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.

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