



Deer Park Drive  
Bestwood Park, Arnold NG5 8SA

**Guide Price £325,000-£335,000 Freehold**

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£335,000!\*\***

A BEAUTIFUL FOUR BEDROOM  
DETACHED HOME SITUATED IN  
BESTWOOD PARK, NOTTINGHAM.



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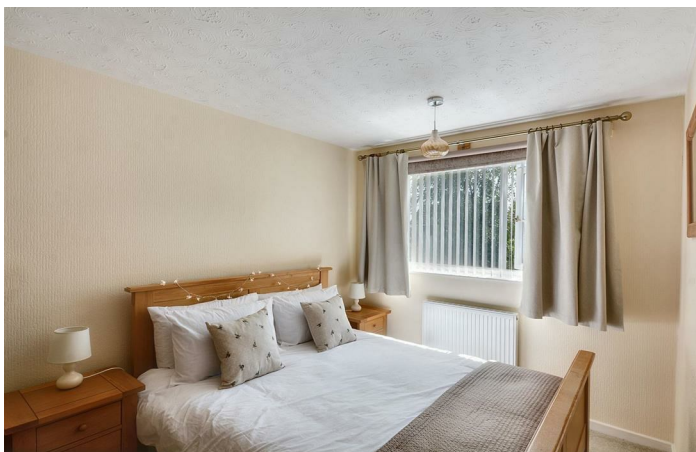
Robert Ellis Estate Agents are delighted to offer to the market this beautiful FOUR BEDROOM DETACHED HOME situated in Bestwood Park, Nottingham.

This home would be perfect for a growing family who are looking to be situated close to local schools, shops and transport links and the property also has the added benefit from being close to the City Hospital. Deer Park Drive is also a 2 minute walk from a large playing field and a stone's throw away from Bestwood Country Park & Mill Lakes - Perfect for stunning countryside walks.

In brief the property comprises of; an entrance hallway, lounge/diner, kitchen, sitting room, conservatory, ground floor WC and a ground floor bedroom with en-suite shower room. The first floor landing leads to the first double bedroom, second double bedroom, third bedroom and the family bathroom.

To the front of the property there is a driveway providing off the road parking, pathway to the front entrance and a low maintenance slate area. To the rear there is a low maintenance enclosed rear garden with a large paved patio and a summer house - perfect for families!

Selling with the benefit of NO UPWARD CHAIN - A viewing is HIGHLY RECOMMENDED to appreciate the size and location of this fantastic family home - Contact the office before it's too late!



### Entrance Hallway

Composite UPVC double glazed entrance door to the front elevation. Tiled flooring. Wall mounted radiator. Ceiling light point. Carpeted staircase to the First Floor Landing. Internal door leading into the Lounge Diner, Ground Floor WC and Bedroom 3

### Lounge Diner

25'8" x 15'2" approx (7.83 x 4.63 approx)

Triple glazed bay fronted window to the front elevation. Laminate flooring. Wall mounted radiators. Ceiling light points. Internal door leading into the Kitchen. Triple glazed French doors leading into the Conservatory

### Conservatory

12'0" x 8'11" approx (3.67 x 2.73 approx)

Triple glazed roof windows. Triple glazed windows to the side and rear elevations. Carpeted flooring. Wall mounted radiator. Ceiling light point

### Ground Floor WC

5'0" x 2'11" approx (1.53 x 0.89 approx)

Triple glazed window to the front elevation. Tiled flooring. Tiled splashbacks. Wall mounted towel radiator. Ceiling light point. Vanity wash hand basin with dual heat tap and storage cupboard. Low level flush WC

### Bedroom 3

7'8" x 11'10" approx (2.34 x 3.62 approx)

Triple glazed window to the front elevation. Carpeted flooring. Wall mounted radiator. Loft access hatch (Boarded) Internal door leading into the En-Suite Shower Room

### En-Suite Shower Room

Linoleum flooring. Tiled flooring. Tiled splashbacks. Wall mounted towel radiator. Ceiling light point. Walk-in shower enclosure with electric shower unit. Potential to plumb in a sink

### Kitchen

15'8" x 12'1" approx (4.8 x 3.7 approx)

Triple glazed window to the side elevation. Laminate flooring. Tiled splashbacks. Ceiling light point. Recessed spotlights to the ceiling. Loft access hatch. Range of fitted wall and base units incorporating worksurfaces above. Island with ample storage cupboards. Double sink and drainer unit with dual heat tap. Integrated oven. Integrated microwave. Integrated wine cooler. Integrated dishwasher. 4 ring induction hob with extractor unit above. Integrated fridge and freezer. Internal door leading into the Utility Room. Archway open through to Sitting Room

### Sitting Room

13'1" x 15'1" approx (4 x 4.6 approx)

Triple glazed French doors leading out to the enclosed rear garden. Laminate flooring. Wall mounted radiator. Ceiling light point. Coving to the ceiling

### Utility Room

4'6" x 6'5" approx (1.38 x 1.98 approx)

Triple glazed window to the side elevation. Tiled flooring. Ceiling light point. Built-in worksurface. Space and plumbing for an automatic washing machine. Space and point for a freestanding tumble dryer

### First Floor Landing

Triple glazed window to the side elevation. Carpeted flooring. Internal doors leading into Bedroom 1, 2, 4 and Family Bathroom

### Bedroom 1

11'10" x 9'2" approx (3.61 x 2.80 approx)

Triple glazed window to the front elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point

### Bedroom 2

11'10" x 8'3" approx (3.61 x 2.53 approx)

Triple glazed window to the rear elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point

### Bedroom 4

7'10" x 9'0" approx (2.40 x 2.76 approx)

Triple glazed window to the front elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point. Dado rail. Loft access hatch. Built-in storage cupboard

### Family Bathroom

Triple glazed window to the rear elevation. Laminate flooring. Wall mounted towel radiator. Ceiling light point. 3 piece suite comprising of a walk-in shower enclosure with mains fed shower above, vanity wash hand basin with dual heat tap and storage cupboards below and a low level WC. Built-in wall cabinets with mirror and lighting

### Front of Property

To the front of the property there is a driveway providing off the road parking, pathway to the front entrance, low maintenance slate area with shrubbery and trees with fencing surrounding. Secure gated access to the rear of property

### Rear of Property

To the rear of the property there is a low maintenance enclosed rear garden with a large paved patio - perfect for families - with fencing surrounding. Access into the Summer House

### Agents Notes: Additional Information

Council Tax Band: C

Local Authority: Nottingham

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky

Broadband Speed: Standard 20mbps Ultrafast 1000mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

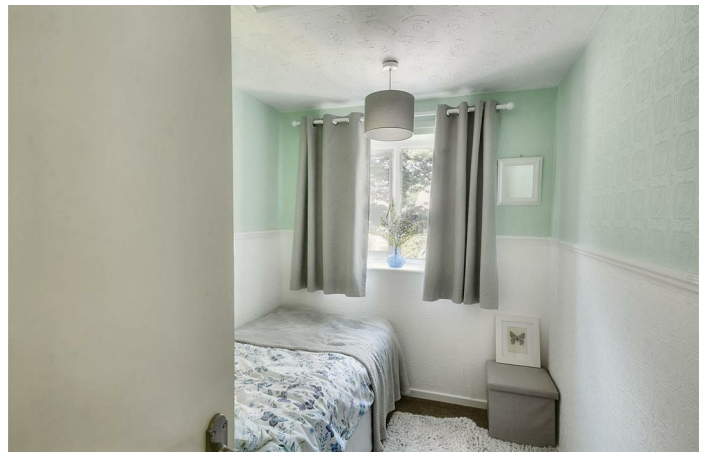
Flood Risk: No flooding in the past 5 years

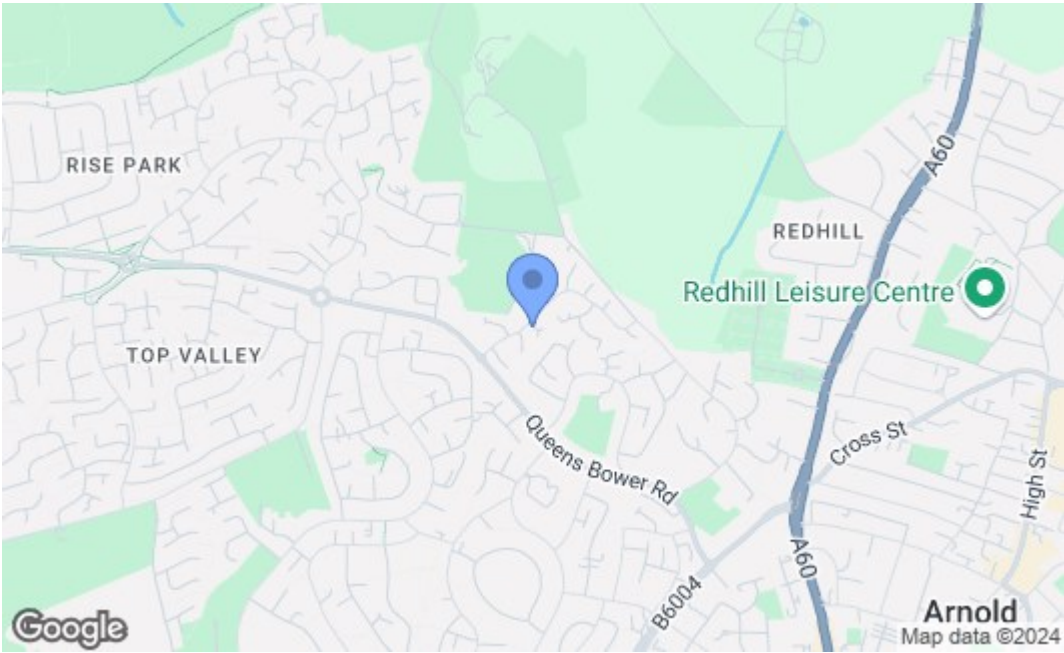
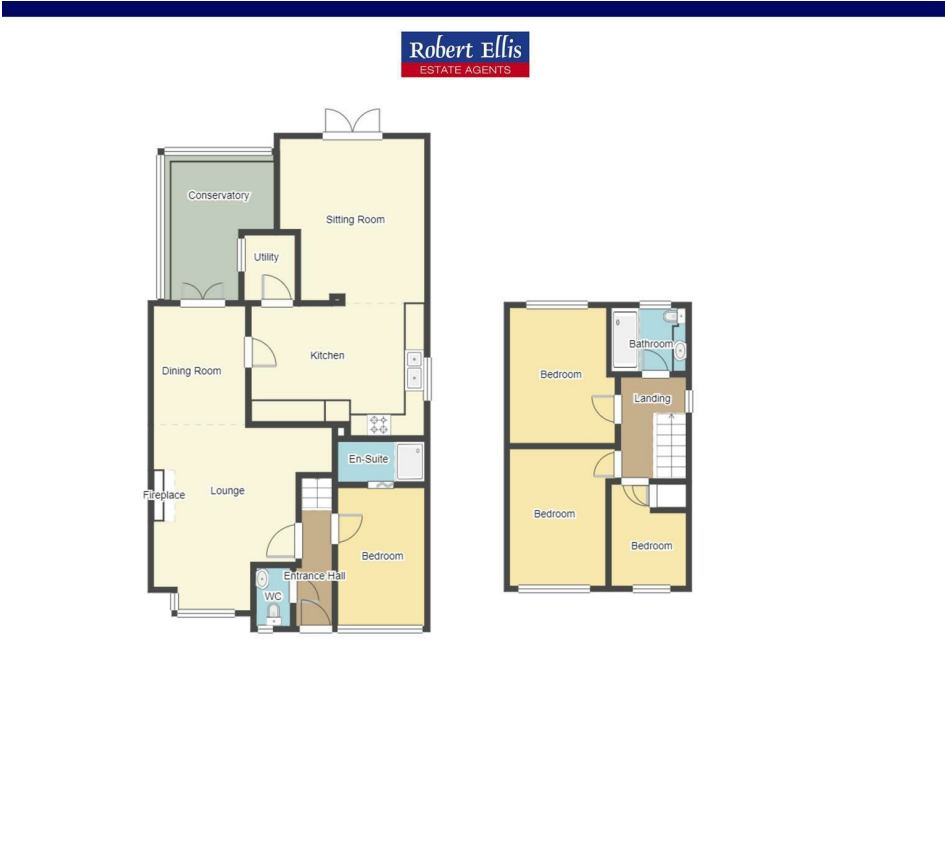
Flood Defences: No

Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	64	
(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.