Robert Ellis

look no further. . .

Dallington Street
Bilborough, Nottingham NG8 3DJ

TWO BEDROOM END TERRACE TOWN HOUSE

£185,000 Freehold

0115 648 5485

/robertellisestateagent

@robertellisea

A stylish and contemporary end terrace townhouse situated in one of NG8's most desirable residential locations, offering versatile accommodation arranged across three floors. Built less than five years ago, this superb home is perfectly suited to first-time buyers, professionals or those seeking modern, low-maintenance living.

The accommodation comprises an entrance hall with access to a spacious second bedroom, a contemporary ground floor shower room, and stairs rising to the upper levels. To the first floor is a bright and impressive open-plan living kitchen, thoughtfully designed to provide an excellent space for both everyday living and entertaining. Occupying the top floor, the principal bedroom benefits from fitted wardrobes and a stylish en-suite bathroom.

The property has been exceptionally well maintained throughout and further benefits from the remainder of the NHBC/builders warranty, with approximately five years remaining for added peace of mind.

Externally, the property enjoys the advantage of an allocated parking space positioned directly outside, complete with an electric vehicle charging point. With no gardens to maintain, the home is ideal for buyers looking for a convenient 'lock-up-and-leave' lifestyle.

Ideally located just over three miles from Nottingham city centre, the property is well placed for commuters and is within easy reach of a wide range of local amenities including shops, schools, a GP surgery and the popular Harvey Hadden Sports Village.

An early internal viewing comes highly recommended.

Entrance Hallway
Double glazed composite entrance door, carpeted flooring, carpeted staircase leading to the living kitchen, wall mounted radiator, storage cupboard, doors leading off to:

Bedroom Two
12'1" x 12'1" approx (3.7 x 3.7 approx)
Three UPVC double glazed windows, carpeted flooring, wall mounted radiator.

Shower Room
6'2" x 6'10" approx (1.9 x 2.1 approx)
Tiled flooring, shower enclosure with mains fed shower, chrome heated towel rail, handwash basin with mixer tap, tiled splashbacks, storage cupboard.

Living Kitchen
16'4" x 20'0" approx (5.0 x 6.1 approx)
Three UPVC double glazed windows, laminate flooring, wall mounted radiators, a range of wall and base units with worksurfaces over incorporating a sink and drainer unit with mixer tap, integrated oven, induction hob with extractor hood over, integrated fridge, staircase leading to bedroom one.

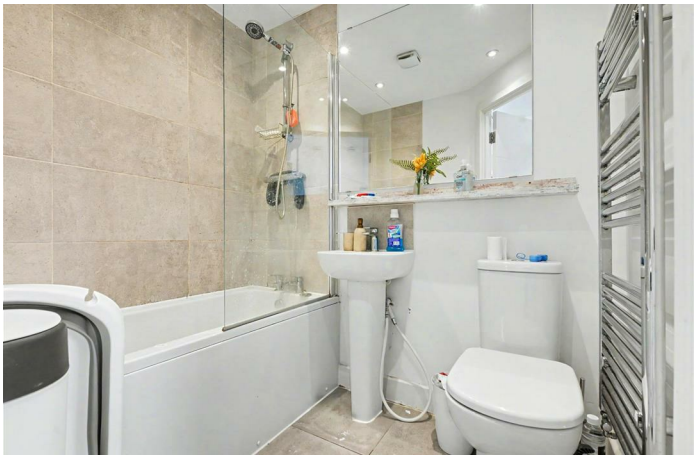
Bedroom One
18'4" x 13'5" approx (5.6 x 4.1 approx)
Four UPVC double glazed windows, wall mounted radiator, integrated wardrobes, access to the loft, carpeted flooring, door leading through to the en-suite.

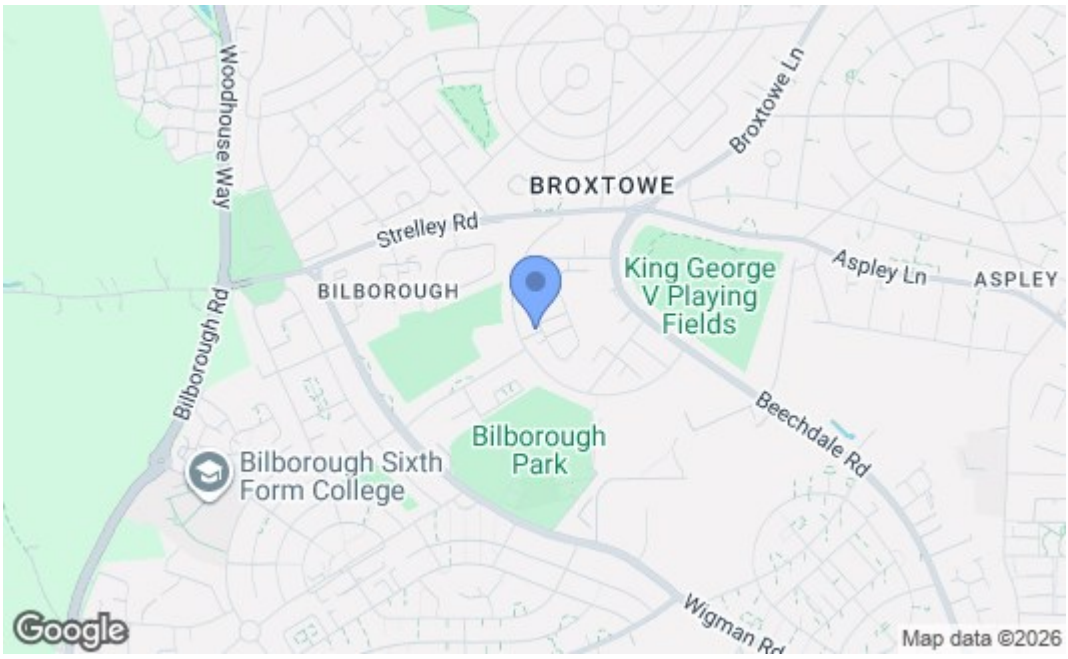
En-Suite
7'2" x 5'10" approx (2.2 x 1.8 approx)
Tiled splashbacks, tiling to the floor, handwash basin with mixer tap, WC, panelled bath with mains fed shower over, recessed spotlights to the ceiling, extractor fan, chrome heated towel rail.

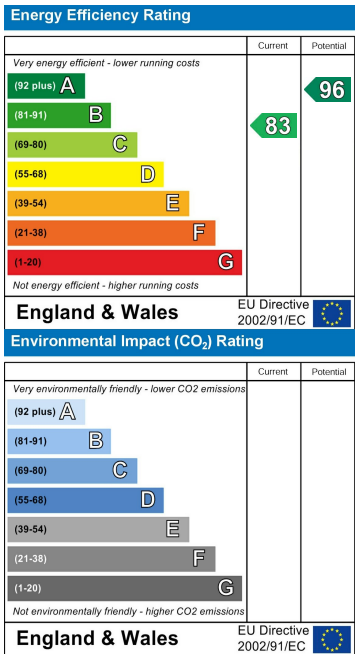
Front of Property
To the front of the property there is parking, lawned area, pathway leading to the front entrance door.

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 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







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.

78 Front Street, Arnold, Nottinghamshire, NG5 7EJ
arnold@robertellis.co.uk
0115 648 5485