

**Denehurst Avenue  
, Nottingham NG8 5DA**

**£250,000 Freehold**

A THREE BEDROOM, SEMI DETACHED HOME IN WHITMOOR, NOTTINGHAM.



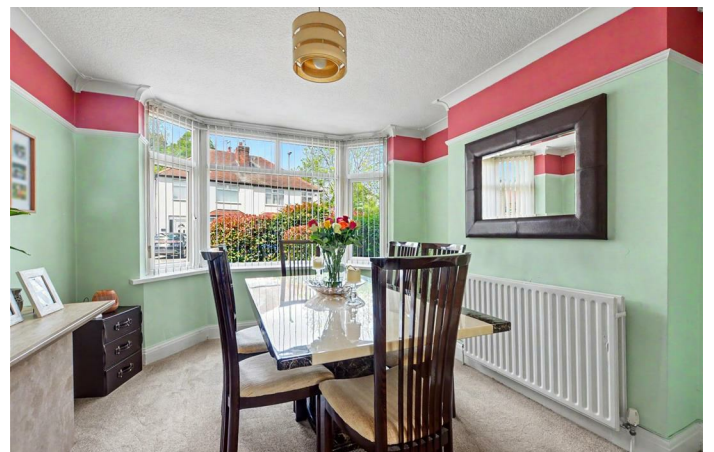
**\*\* IDEAL FAMILY HOME \*\* MUST SEE \*\***

Robert Ellis Estate Agents are delighted to present this FANTASTIC THREE BEDROOM, SEMI DETACHED HOME situated in WHITEMOOR, NOTTINGHAM.

Upon entry, you are welcomed into the hallway which leads through to the dining room and separate lounge with extension. The ground floor also hosts the kitchen. Stairs lead to landing, first double bedroom, second double bedroom, third bedroom and family bathroom which is newly modernised with smart boiler fitted, nest thermostat and technology.

To the rear is an enclosed garden with patio area, laid to lawn and flower beds, with the front offering a driveway for at least 2 cars and detached garage.

A viewing would be HIGHLY RECOMMENDED to appreciate the SIZE and LOCATION of this opportunity- Contact the office to arrange your appointment now!



### Entrance Hallway

6'6" x 14'1" approx (2.0 x 4.3 approx)

UPVC double glazed entrance door, wooden flooring, carpeted staircase leading to the first floor landing, coving to the ceiling, dado rail, wall mounted radiator, understairs storage, doors leading off to:

### Dining Room

15'5" x 15'5" approx (4.7 x 4.7 approx)

UPVC double glazed bay window to the front elevation, wall mounted radiator, picture rail, coving to the ceiling, carpeted flooring, internal glazed French doors leading through to the lounge.

### Lounge

11'1" x 19'4" approx (3.4 x 5.9 approx)

Double glazed sliding patio doors leading out to the rear garden, wall mounted radiator, dado rail, coving to the ceiling, carpeted flooring.

### Kitchen

6'6" x 14'9" approx (2.0 x 4.5 approx)

A range of wall and base units with worksurfaces over incorporating a sink and drainer unit with mixer tap over, induction hob with extractor hood over, integrated double oven, integrated fridge freezer, integrated drinks cooler, integrated dishwasher, wall mounted vertical radiator, tiling to the floor, tiled splashbacks, recessed spotlights to the ceiling, UPVC double glazed door leading out to the rear garden, UPVC double glazed windows to the rear and side elevations.

### First Floor Landing

Carpeted flooring, UPVC double glazed window to the side elevation, coving to the ceiling, dado rail, access to the loft, doors leading off to:

### Bedroom One

10'9" x 12'5" approx (3.3 x 3.8 approx)

UPVC double glazed window to the rear elevation, carpeted flooring, wall mounted radiator, built-in wardrobes, picture rail.

### Bathroom

6'10" x 9'2" approx (2.1 x 2.8 approx)

UPVC double glazed window to the rear elevation, tiling to the walls, tiling to the floor, column radiator, WC, built-in storage, handwash basin with mixer tap and storage below, walk-in shower enclosure with mains fed shower over, extractor fan, illuminated mirror.

### Bedroom Two

10'9" x 10'9" approx (3.3 x 3.3 approx)

UPVC double glazed window to the front elevation, built-in wardrobes, panelling to the wall, wall mounted radiator, laminate flooring.

### Bedroom Three

9'6" x 7'6" approx (2.9 x 2.3 approx)

UPVC double glazed window to the front elevation, laminate flooring, wall mounted radiator, coving to the ceiling.

### Outside

#### Rear of Property

To the rear of the property there is an enclosed rear garden being laid mainly to lawn, flowerbeds to the borders, fencing to the boundaries, patio area providing ideal seating space, access to the garage.

#### Garage

8'10" x 17'8" approx (2.7 x 5.4 approx)

Up and over door to the front elevation, light and power, window to the rear elevation.

#### Front of Property

To the front of the property there is a driveway providing off the road parking, gated access to the rear of the property.

#### Agents Notes: Additional Information

Council Tax Band: B

Local Authority: Nottingham

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 13mbps Ultrafast 1800mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

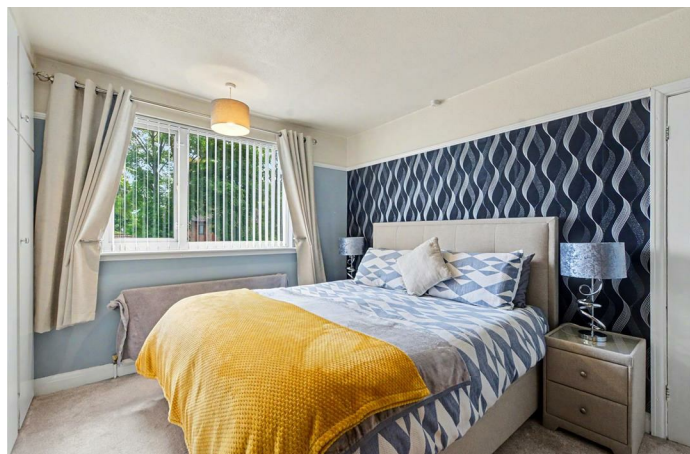
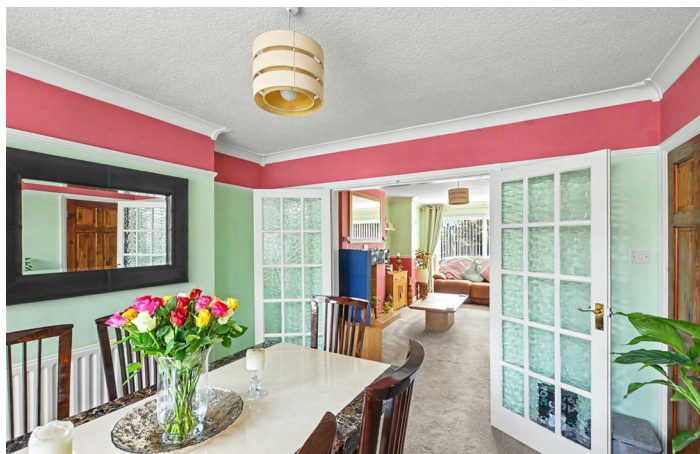
Flood Risk: No flooding in the past 5 years

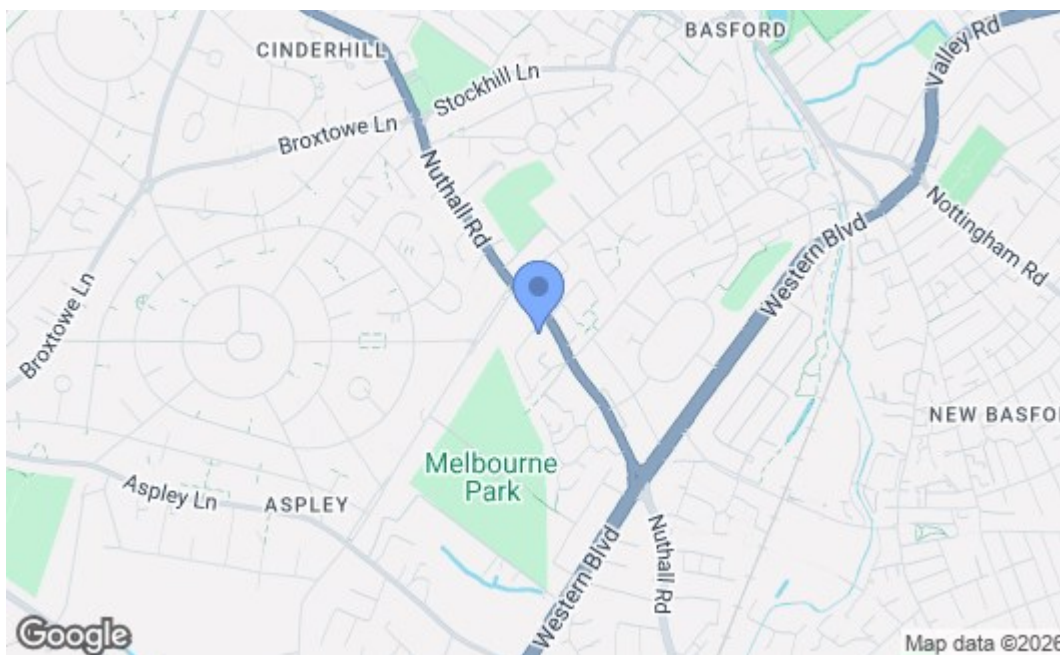
Flood Defences: No

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			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		69	81
<b>England &amp; Wales</b>		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			
<b>England &amp; Wales</b>		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.