



**Nelson Road  
Daybrook, Nottingham NG5 6JE**

A BEAUTIFULLY PRESENTED TRADITIONAL  
THREE BEDROOM HOME FOR SALE!

**Offers In The Region Of £260,000 Freehold**

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Situated in the popular and well-established area of Daybrook, Arnold, Nottingham, this traditional three-bedroom end-of-terrace home offers spacious and well-presented accommodation, making it an ideal choice for families and first-time buyers alike. The property is conveniently located close to local schools, shops, and excellent transport links.

Upon entering the home, you are welcomed into a bright entrance hall leading through to a warm and inviting lounge/diner. This impressive space benefits from a bay-fronted window to the front elevation, allowing an abundance of natural light to flow through and creating a comfortable and sociable living area.

The lounge/diner opens into the kitchen, which provides access to the cellar and features a door leading out to the enclosed rear garden.

To the first floor, the property offers three well-proportioned bedrooms, along with a family bathroom.

Externally, the home boasts an enclosed rear garden, ideal for outdoor enjoyment. To the front of the property, permit parking is available.

The property further benefits from a new roof installed in 2023, offering peace of mind to prospective buyers. In addition, there are approved plans for a single-storey rear/side extension and a loft conversion, both of which are included within the sale price. The ground floor extension was granted planning permission in 2022, and full steel calculations are in place for the loft extension, providing an excellent opportunity to significantly enhance the living space.

This charming property combines character, space, and future potential in a highly convenient location. An early viewing is highly recommended to avoid missing out on this fantastic home.



## Entrance Hallway

Double glazed composite entrance door to the front elevation leading into the entrance hallway comprising carpeted flooring, carpeted staircase leading to the first floor landing, wall mounted radiator, doors leading off to:

## Open Plan Lounge Diner

### Lounge Area

14'25" max x 10'74 approx (4.27m max x 3.05m approx)

UPVC double glazed bay window to the front elevation, coving to the ceiling, two wall mounted radiators, carpeted flooring, original feature fireplace.

### Dining Area

11'19 x 12'62 approx (3.35m x 3.66m approx)

UPVC double glazed window to the rear elevation, wall mounted radiator, coving to the ceiling, door leading through to the kitchen.

## Kitchen

13'41 x 8'58 approx (3.96m x 2.44m approx)

A range of wall and base units with worksurfaces over incorporating a 1.5 bowl sink and drainer unit with swan neck mixer tap over, space and plumbing for a washing machine, space and plumbing for a dishwasher, oven with four ring gas hob over and extractor hood above, space and point for a fridge freezer, tiled splashbacks, wall mounted radiator, coving to the ceiling, vinyl flooring, door to the cellar, UPVC double glazed windows to the rear and side elevations, UPVC double glazed door to the side elevation.

## Cellar

## First Floor Landing

UPVC double glazed window to the side elevation, wall mounted radiator, storage cupboard, access to the loft, doors leading off to:

## Bedroom One

11'62 x 13'28 min approx (3.35m x 3.96m min approx)

Two UPVC double glazed windows to the front elevation, carpeted flooring, wall mounted radiator.

## Bedroom Two

8'73 x 12'69 approx (2.44m x 3.66m approx)

UPVC double glazed window to the rear elevation, wall mounted radiator, carpeted flooring.

## Bedroom Three

7'34 x 8'62 approx (2.13m x 2.44m approx)

UPVC double glazed window to the rear elevation, wall mounted radiator, carpeted flooring.

## Bathroom

5'28 x 5'47 approx (1.52m x 1.52m approx)

Laminate flooring, UPVC double glazed window to the side elevation, vanity wash hand basin with mixer tap and storage below, WC, tiled splashbacks, recessed spotlights to the ceiling, bath with mixer tap and mains fed shower over, heated towel rail, extractor fan.

## Outside

### Front of Property

To the front of the property there is a courtyard style front garden, on road permit parking available.

### Rear of Property

To the rear of the property there is an enclosed rear garden with patio area leading to a lawned area and decked area to the rear, side gated access to the front of the property, fencing and hedging to the boundaries.

## Agents Notes: Additional Information

Council Tax Band: B

Local Authority: Gedling

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 18mbps Ultrafast 1800mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

Flood Defences: No

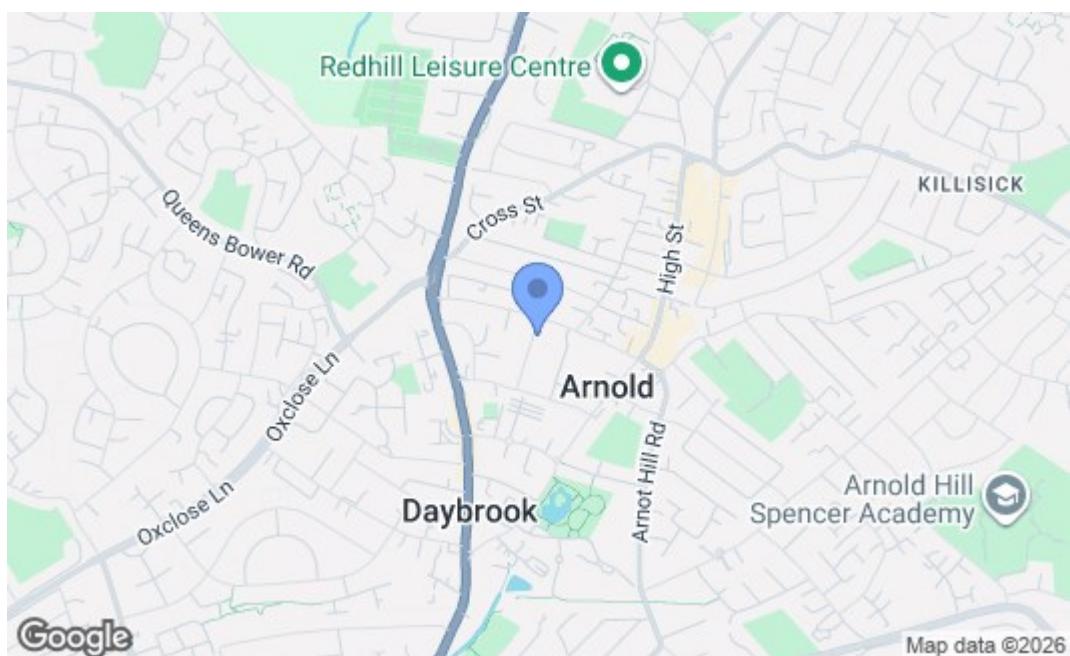
Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No



Robert Ellis  
ESTATE AGENTS



#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	78
(81-91)	B	
(69-80)	C	
(55-68)	D	61
(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.