Robert Ellis

look no further...

Wheat Close
Nottingham, NG8 4GL

A WELL PRESENTED THREE BEDROOM HOME FOR SALE!

Guide Price £240,000 Freehold

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Robert Ellis Estate Agents are delighted to present this attractive three-bedroom semi-detached home, occupying a pleasant position within a popular residential location, ideal for first-time buyers, young families or those looking to upsize. The property is conveniently situated close to a range of local shops, well-regarded schools, regular transport links and offers easy access to Nottingham City Centre, the A52 and surrounding areas.

Stepping inside, you are welcomed by an entrance hallway leading through to a bright and spacious lounge, creating a comfortable space to relax or entertain. To the rear of the property is a modern fitted kitchen diner featuring a range of integrated appliances, ample worktop space and useful understairs storage, with direct access out to the garden, making it ideal for everyday family living.

The first floor offers three well-proportioned bedrooms, including two generous doubles and a further single bedroom, perfect as a nursery, home office or dressing room. These are served by a contemporary three-piece family bathroom fitted with a shower over the bath.

Externally, the property benefits from a driveway providing off-road parking to the front, whilst the enclosed rear garden has been designed for low maintenance with a patio seating area, raised gravelled garden, decking and a useful shed, offering a great space for relaxing or entertaining during the warmer months.

Offering well-balanced accommodation in a convenient location, this is a fantastic opportunity for a wide range of buyers. An early viewing is highly recommended to appreciate everything this home has to offer.

Entrance Hallway
Composite entrance door to the front elevation, laminate flooring, wall mounted radiator, carpeted staircase leading to the first floor landing, door leading through to the lounge diner.

Lounge
15'52 x 10'01 approx (4.57m x 3.07m approx)
UPVC double glazed window to the front elevation, wall mounted radiator, TV point, two wall mounted radiators, coving to the ceiling, door leading through to the kitchen diner.

Kitchen Diner
9'30 x 13'28 approx (2.74m x 3.96m approx)
A range of matching wall and base units with worksurfaces over incorporating a sink and drainer unit with mixer tap, integrated oven, integrated microwave, four ring induction hob with extractor hood above, dishwasher, washing machine, integrated fridge freezer, tiled flooring, tiled splashbacks, understairs storage, vertical wall mounted radiator, recessed spotlights to the ceiling, UPVC double glazed door to the rear elevation, UPVC double glazed windows to the rear elevation.

First Floor Landing
Carpeted flooring, access to the loft, storage cupboard, doors leading off to:

Bedroom One
13'33 x 9'44 approx (3.96m x 2.74m approx)
UPVC double glazed window to the rear elevation, wall mounted radiator, coving to the ceiling, laminate flooring.

Bedroom Two
9'61 x 6'64 approx (2.74m x 1.83m approx)
UPVC double glazed window to the front elevation, wall mounted radiator, coving to the ceiling, laminate flooring.

Bedroom Three
6'62 x 5'94 approx (1.83m x 1.52m approx)
UPVC double glazed window to the front elevation, wall mounted radiator, coving to the ceiling, carpeted flooring.

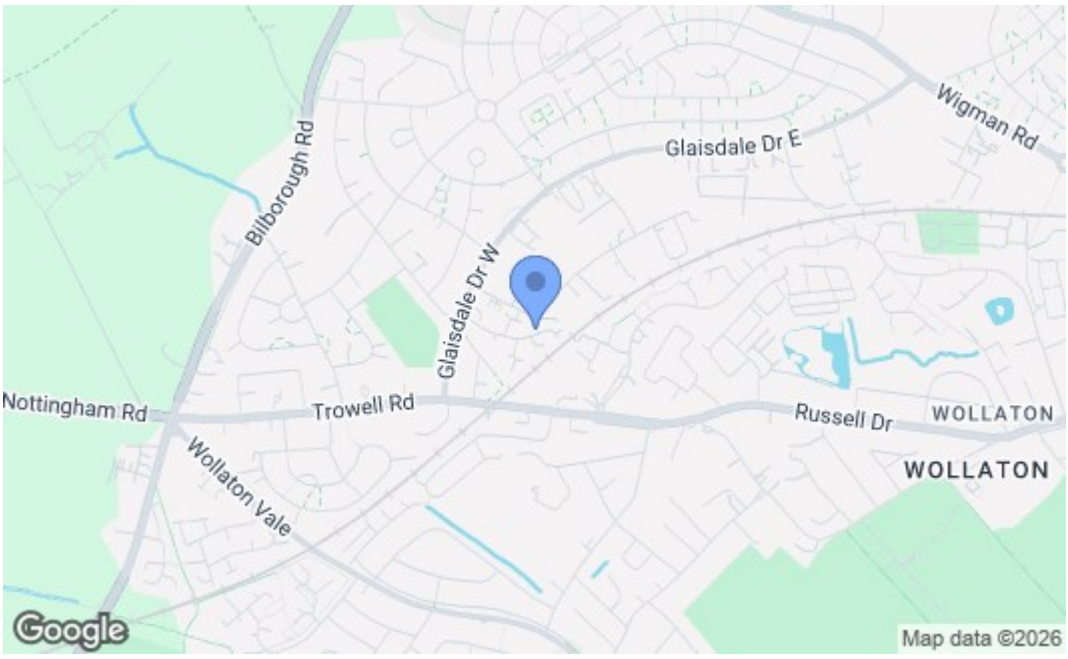
Bathroom
Tiled flooring, tiled splashbacks, UPVC double glazed window to the side elevation, WC, shaver point, vanity wash hand basin with mixer tap, heated towel rail, recessed spotlights to the ceiling, bath with mixer tap and shower over.

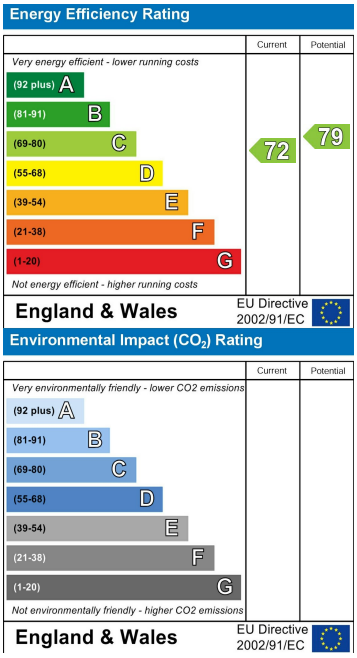
Outside

Front of Property
To the front of the property there is a driveway providing off the road parking with additional driveway to the side of the property.

Rear of Property
To the rear of the property there is an enclosed rear garden with patio area incorporating steps leading to a gravelled area and further rear deck, shed, fenced and walled boundaries, gated access to the front 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 8mbps Ultrafast 5500mbps
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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