Robert Ellis

look no further. . .







Greaves Close
Nottingham NG8 6NJ

A PERFECT OPPORTUNITY FOR FIRST TIME BUYERS!

£230,000 Freehold

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Located in the popular residential area of Bilborough, this well-presented three-bedroom semi-detached home offers spacious and versatile accommodation, making it an ideal purchase for first-time buyers, growing families, or investors.

The property is set within a quiet cul-de-sac and benefits from a welcoming entrance porch leading into a bright hallway. The generous lounge diner provides an excellent living and entertaining space, with sliding patio doors opening into a conservatory that overlooks the rear garden, creating a seamless indoor-outdoor feel.

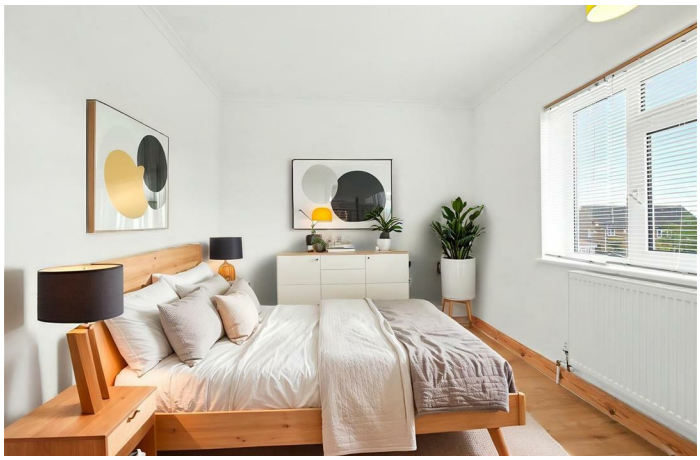
The fitted kitchen is well-equipped with a range of wall and base units, integrated oven and hob, and space for additional appliances. A rear hallway leads to a useful ground floor WC and provides access to the garage.

Upstairs, the property offers three well-proportioned bedrooms, including a spacious principal bedroom with dual-aspect windows, alongside a family bathroom fitted with a modern suite and shower.

Externally, the home boasts a gated driveway providing off-road parking, a lawned front garden, and an enclosed rear garden featuring a patio and lawn—ideal for relaxing or entertaining.

Situated close to local amenities, schools, and excellent transport links into Nottingham city centre, this property combines convenience with comfortable living.





Entrance Porch
UPVC entrance door, UPVC double glazed windows to the front and side elevations, laminate flooring, wooden glazed door leading through to the entrance hallway.

Entrance Hallway
Laminate flooring, staircase leading to the first floor landing, coving to the ceiling, wall mounted radiator, doors leading off to:

Lounge Diner
12'42 x 18'27 approx (3.66m x 5.49m approx)
UPVC double glazed window to the front elevation, wall mounted radiator, laminate flooring, double glazed sliding patio doors leading through to the conservatory, coving to the ceiling.

Conservatory
10'19 x 7'80 approx (3.05m x 2.13m approx)
Double glazed windows to the side and rear elevations, double glazed door leading out to the rear garden, wall light points.

Kitchen
11'27 x 11'35 approx (3.35m x 3.35m approx)
A range of wall and base units with worksurfaces over incorporating a sink and drainer unit with swan neck mixer tap over, space and plumbing for a washing machine, space and point for a tumble dryer, hob with extractor hood over, integrated oven, space and point for a fridge freezer, tiled flooring, tiled splashbacks, coving to the ceiling, tiled flooring, UPVC double glazed window to the rear elevation, internal glazed door leading through to the rear hallway.

Rear Hallway
Tiled flooring, doors leading off to:

Ground Floor WC
2'24 x 5'53 approx (0.61m x 1.52m approx)
Window to the side elevation, WC, handwash basin with mixer tap.

Garage
Up and over door to the front elevation, UPVC door to the side elevation, handwash basin with cold tap, up and over door leading to the garden.

First Floor Landing
Laminate flooring, two UPVC double glazed windows to the front elevation, storage cupboard, coving to the ceiling, access to the loft, doors leading off to:

Bedroom One
11'33 x 11'38 approx (3.35m x 3.35m approx)
UPVC double glazed windows to the front and side elevations, wall mounted radiator, laminate flooring, storage cupboard, coving to the ceiling.

Bedroom Two
8'77 x 12'43 approx (2.44m x 3.66m approx)
UPVC double glazed window to the rear elevations, wall mounted radiator, laminate flooring, storage cupboard housing the boiler, coving to the ceiling.

Bedroom Three
8'56 x 8'11 approx (2.44m x 2.72m approx)
UPVC double glazed windows to the rear and side elevation, wall mounted radiator, laminate flooring.

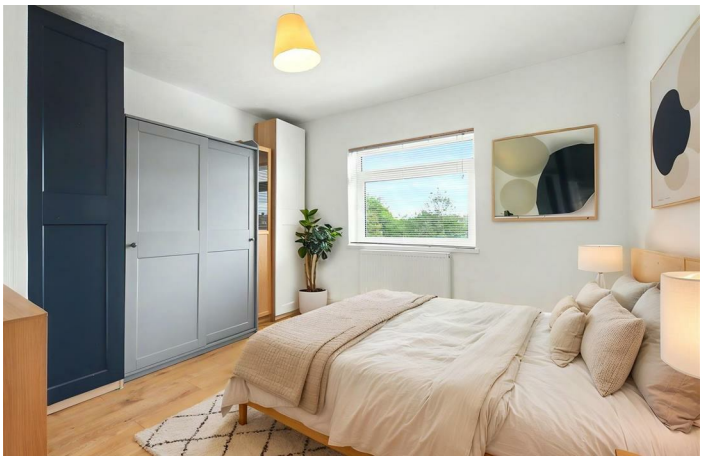
Bathroom
Tiled flooring, tiled splashbacks, WC, handwash basin with mixer tap, shower cubicle with electric shower.

Outside

Front of Property
To the front of the property there is a gated driveway providing off the road parking, front garden being laid mainly to lawn with a range of plants and shrubbery planted to the borders, walled and fenced boundaries.

Rear of Property
To the rear of the property there is an enclosed rear garden with patio area, garden laid to lawn, fencing to the boundaries.

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 5mbps 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





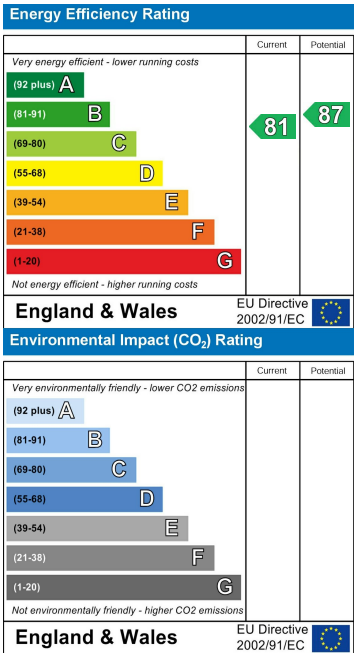












These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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