Robert Ellis

look no further. . .

Nettlecliff Walk
, Nottingham NG5 9BD

THREE BEDROOM SEMI-DETACHED SITTING ON A LARGE CORNER PLOT. NO UPWARD CHAIN.

Guide Price £200,000 Freehold

** Price Guide £200,000 - £210,000***

Positioned on a generous corner plot in this sought-after residential area, this three-bedroom semi-detached home offers excellent potential and is available with no upward chain.

The property benefits from double glazing, a large driveway, garage, and a private enclosed rear garden, ideal for families and entertaining. Inside, the accommodation is well laid out and offers plenty of scope to modernise or extend (subject to planning permission), giving buyers the opportunity to create their perfect home.

Nettlecliff Walk is located just off Rise Park, a well-regarded and convenient suburb of Nottingham, popular with families and first-time buyers alike. The area offers a range of local amenities, including independent shops, cafes, and supermarkets, as well as highly regarded schools and nurseries within walking distance. There are excellent transport links nearby, with regular bus routes into Nottingham City Centre and easy access to the A60 and A611 for commuters. Bestwood Country Park is also close by, providing scenic walks, cycle routes, and open green space.

With its corner plot, garage, and extension potential, this home offers a great opportunity to secure a well-positioned property in a popular area. Viewing is highly recommended.

Entrance Hallway
14'03 x 5'09 approx (4.34m x 1.75m approx)
UPVC double glazed entrance door with double glazed panel to the side to the front elevation leading into the entrance hallway comprising carpeted flooring, carpeted staircase leading to the first floor landing, wall mounted radiator, under stairs storage cupboard providing useful additional storage space, internal doors leading through to:

Fitted Kitchen
9'3 x 8'3 approx (2.82m x 2.51m approx)
UPVC double glazed picture window to the front elevation, serving hatch through to the lounge diner, a range of matching wall and base units with worksurfaces over incorporating a stainless steel sink and drainer unit with mixer tap over, integrated eye level double oven, space and point for a fridge freezer, space and plumbing for a washing machine, electric hob, tiled splashbacks, linoleum floor covering.

Open Plan L-Shaped Lounge Diner
15'2 x 16'08 approx (4.62m x 5.08m approx)
This spacious L-shaped lounge diner benefits from having a UPVC double glazed sliding patio door leading to the rear garden, UPVC double glazed window to the rear elevation, serving hatch through to the kitchen, ample space for both living and dining areas, coving to the ceiling, feature fireplace incorporating an Adams style surround, marble hearth and back panel and living flame gas fire, carpeted flooring, wall mounted radiator.

First Floor Landing
8'06 x 5'11 approx (2.59m x 1.80m approx)
UPVC double glazed window to the side elevation, carpeted flooring, access to the loft, doors leading off to:

Family Bathroom
8'01 x 5'11 approx (2.46m x 1.80m approx)
Three piece suite comprising panelled bath with electric Triton shower over, semi-recessed vanity wash hand basin with storage cupboards below, low level flush WC, UPVC double glazed window to the front elevation, wall mounted radiator, tiled splashbacks, airing cupboard housing the water cylinder with immersion tank.

Bedroom One
8'10 x 13'04 approx (2.69m x 4.06m approx)
UPVC double glazed window to the front elevation, wall mounted radiator, built-in wardrobes providing ample storage space.

Bedroom Two
11'6 x 8'03 approx (3.51m x 2.51m approx)
UPVC double glazed window to the rear elevation, wall mounted radiator.

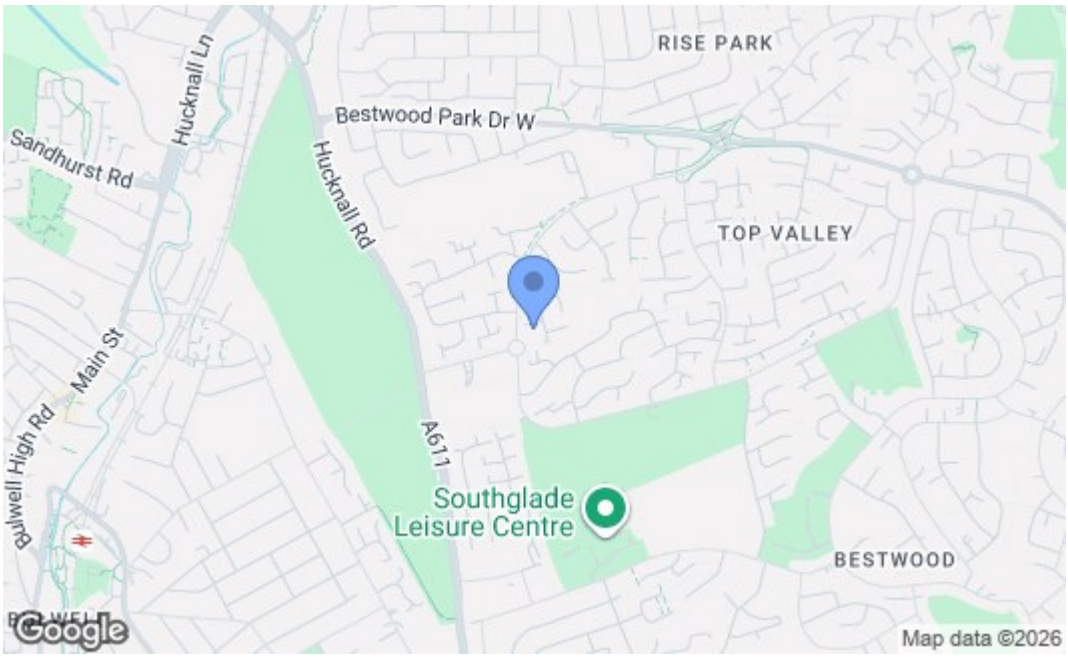
Bedroom Three
8'03 x 6'08 approx (2.51m x 2.03m approx)
UPVC double glazed window to the front elevation, wall mounted radiator.

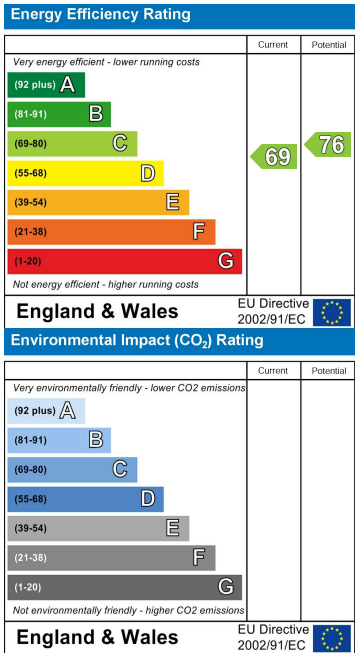
Outside
The property sits on a spacious corner plot with garden laid to lawn, spacious driveway providing ample off the road vehicle hardstanding, access to the garage.

To the rear of the property there is an enclosed rear garden with fencing to the boundaries, mature shrubs and trees planted to the borders, large paved patio area, garden laid to lawn, outside security lighting, outdoor water tap.

Garage
11'6 x 21'10 approx (3.51m x 6.65m approx)
Up and over door to the front elevation, UPVC glazed access door to the side, light, power, housing Worcester Bosch gas central heating boiler.

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 9mbps 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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