Robert Ellis

look no further. . .







Valley Road
Basford, Nottingham NG5 1HY

A THREE BEDROOM DETACHED FAMILY HOME SITUATED IN BASFORD, NOTTINGHAM!

Guide Price £235,000 Freehold



*** Price Guide £235,000- £245,000***
Spacious Three Bedroom Detached Family Home in Basford, Nottingham! Close to Schools, Shops and Excellent Transport Links!

This well-proportioned three bedroom detached home is located in the popular residential area of Basford, Nottingham. Offering generous living space and great potential, it's an ideal opportunity for families or anyone looking to personalise their next home.

As you enter, you're welcomed into a spacious entrance hall which provides access to two reception rooms, a fitted kitchen and stairs leading to the first floor. Upstairs there are three good-sized bedrooms, a family bathroom and a separate WC.

Outside, the property features a driveway to the front providing off-street parking. To the rear, there is a detached garage and a private, enclosed garden perfect for relaxing or entertaining.

Situated close to well-regarded schools, local shops and excellent transport links, this home is perfectly placed for convenient family living.

This is a must view property with plenty of potential to make it your own.





Entrance Hallway
UPVC double glazed entrance door to the front elevation leading into the entrance hallway comprising carpeted flooring, carpeted staircase leading to the first floor landing, two UPVC double glazed windows to the front elevation, part tiling to the walls, dado rail, under stairs storage cupboard.

Lounge
14'11" x 10'11" approx (4.56 x 3.34 approx)
Double glazed bay fronted window to the front elevation, dado rail, coving to the ceiling, fireplace, wall mounted radiator, carpeted flooring, ceiling light point with fan.

Dining Room
15'5" x 10'11" approx (4.70 x 3.35 approx)
Double glazed bay fronted window to the front elevation, double glazed window to the rear elevation, dado rail, coving to the ceiling, wall mounted radiator, carpeted flooring.

Kitchen
9'10" x 6'6" approx (3.02 x 1.99 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 washing machine, space and point for freestanding fridge freezer, space and point for cooker, wall mounted boiler, UPVC double glazed window to the rear elevation, UPVC double glazed door to the side elevation, tiled flooring, door to pantry.

Pantry
Tiled flooring, built-in shelving, window to the side elevation, light.

First Floor Landing
Carpeted flooring, single glazed window to the rear elevation, doors leading off to:

Bedroom One
15'4" x 10'11" approx (4.69 x 3.34 approx)
Carpeted flooring, UPVC double glazed bay fronted window to the front elevation, UPVC double glazed window to the rear elevation, dado rail, coving to the ceiling, wall mounted radiator.

Bedroom Two
12'11" x 10'11" approx (3.95 x 3.34 approx)
Carpeted flooring, UPVC double glazed window to the front elevation, dado rail, coving to the ceiling, wall mounted radiator.

Bedroom Three
8'6" x 7'11" approx (2.61 x 2.42 approx)
Carpeted flooring, UPVC double glazed bay fronted window to the front elevation, wall mounted radiator.

Bathroom
6'11" x 6'6" approx (2.12 x 1.99 approx)
Laminate floor covering, tiled splashbacks, UPVC double glazed window to the rear elevation, handwash basin with separate hot and cold taps, wall mounted radiator, shower cubicle with mains fed shower over, recessed spotlights to the ceiling.

Separate WC
Laminate floor covering, UPVC double glazed window to the rear elevation, recessed spotlights to the ceiling, WC, tiling to the walls.

Outside

Front of Property
To the front of the property there is a gated driveway providing off the road parking, front lawn, flowerbeds with a range of shrubs and trees planted to the borders, walled and fenced boundaries, gate giving access to the garage and rear garden.

Rear of Property
To the rear of the property there is a private enclosed rear garden with large paved patio area, fencing to the boundaries, covered seating area for all weather outdoor seating, greenhouse, outdoor water tap, door to outdoor store, access to the garage and front of the property.

Agents Notes: Additional Information
Council Tax Band: C
Local Authority: Nottingham
Electricity: Mains supply
Water: Mains supply
Heating: Mains gas
Septic Tank : No
Broadband: BT, Sky, Virgin
Broadband Speed: Standard 20mbps 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

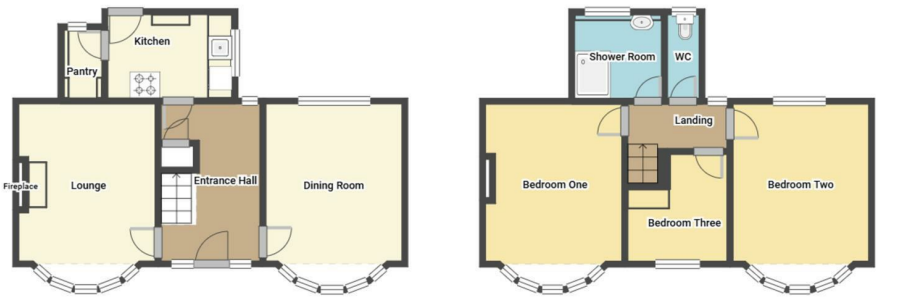


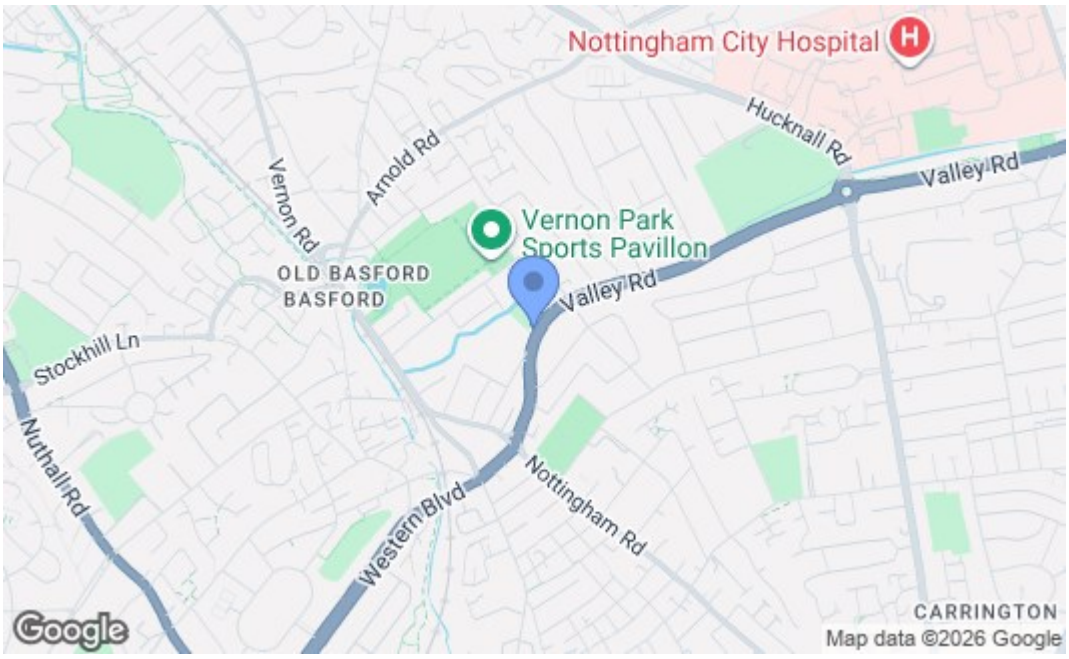


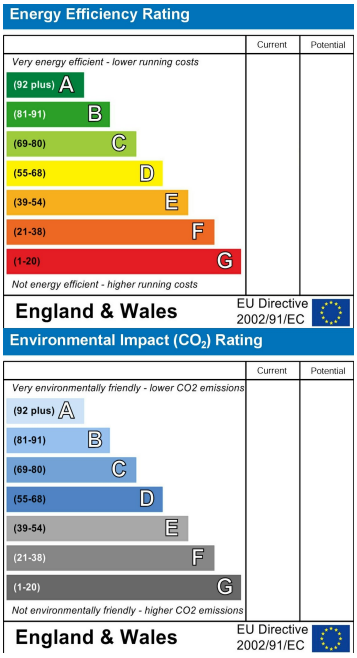












These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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