



Kingsmoor Close,  
Bestwood, Nottingham  
NG5 9RE

**£280,000 Freehold**



\*\* IDEAL FAMILY HOME \*\*

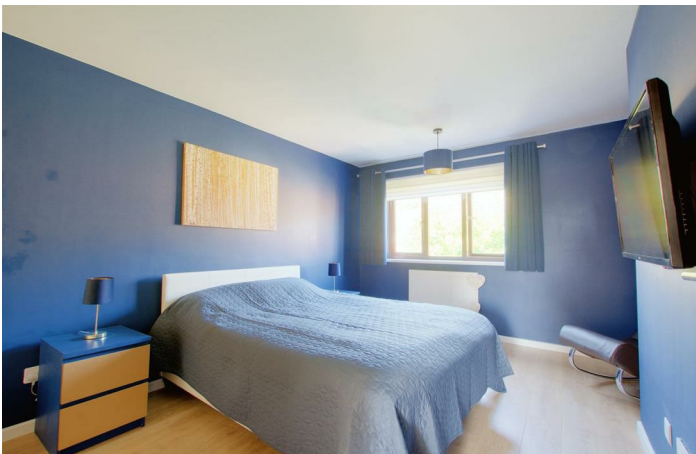
Robert Ellis Estate Agents are proud to bring to the market this FANTASTIC THREE-BEDROOM, DETACHED FAMILY HOME situated in Bestwood, NOTTINGHAM.

The property has undergone a full program of improvement works by the current owners. To fully appreciate this ideal family property viewing is recommended. Is a stone's throw from local amenities, shops, and restaurants. Alongside this, it offers easily accessible transport links into Mapperley, Nottingham City centre, and surrounding villages/towns.

Upon entry, you are welcomed into the modern hallway with access to the refitted modern kitchen with fitted units, a Living room with doors leading out to the landscaped rear garden, and sun offering additional living space and access to the ground floor W/C and utility room. Stairs lead to the landing, first double bedroom, second double bedroom, third double bedroom, and modern family bathroom.

The front of the home offers a low-maintenance garden with a block-paved driveway. To the rear of the property, we have a landscaped garden with a large lawn, fencing to the boundaries, and a covered eating and sitting area with built in seating, making this an ideal place to enjoy the garden.

This is a GREAT OPPORTUNITY for any families looking to move onto their next property- Contact the office to book your viewing today.



### Entrance Hallway

With a modern UPVC double glazed door to the front, stairs to the first floor with stainless steel handrail, modern wall mounted vertical radiator with concealed pipework, large format tiled flooring, recessed spotlights to the ceiling and open to:

### Re-fitted Kitchen

12'6 x 7' approx (3.81m x 2.13m approx)  
UPVC double glazed window to the front, range of matching contemporary wall and base units incorporating a laminate work surface over, Franke sink with swan neck mixer tap above, integrated oven with four ring ceramic hob above and extractor hood over, tiled splashbacks, large format tiling to the floor, breakfast bar providing additional sitting space, space and point for a free standing fridge freezer, integrated dishwasher, wall mounted radiator and ceiling light point.

### Living Room

13'5 x 12'10 approx (4.09m x 3.91m approx)  
Sliding double glazed patio door to the rear, laminate flooring, recessed spotlights to the ceiling, ceiling light point, modern wall mounted vertical radiator with concealed pipework, television aerial point and power sockets installed within walls to create a wirefree finish and panelled door to:

### Snug

11'5 x 8'8 approx (3.48m x 2.64m approx)  
UPVC double glazed window to the front, modern wall mounted radiator with concealed pipework, ceiling light point, wall mounted electrical consumer unit, internal panelled door to:

### Ground Floor w.c.

4'10 x 4'6 approx (1.47m x 1.37m approx)  
UPVC double glazed window to the rear, vanity wash hand basin with storage cabinet below, low flush w.c., tiling to the floor, wall hung feature radiator, built-in airing/storage cabinet, space and plumbing for an automatic washing machine, Baxi gas central heating boiler.

### First Floor Landing

Loft access hatch, recessed spotlight to the ceiling, laminate flooring, modern feature panelled doors to:



### Bedroom 1

13' x 12'8 approx (3.96m x 3.86m approx)  
UPVC double glazed window to the front, modern wall mounted radiator with concealed pipework, laminate flooring, ceiling light point, television aerial point and power sockets installed within walls to create a wirefree finish.

### Bedroom 2

8'1 x 15'11 approx (2.46m x 4.85m approx)  
UPVC double glazed windows to the front and rear, laminate flooring, ceiling light point, wall mounted radiator.

### Bedroom 3

13'2 x 6'6 approx (4.01m x 1.98m approx)  
UPVC double glazed window to the rear, modern wall mounted radiator with concealed pipework, ceiling light point, laminate flooring.

### Bathroom

9'8 x 5'10 approx (2.95m x 1.78m approx)  
UPVC double glazed window to the rear, wall hung vanity wash hand basin with storage cabinet below, wall hung low flush w.c., wider than standard panelled bath with mixer tap over, chrome heated towel rail, recessed spotlights to the ceiling, built-in cabinet providing additional storage, porcelain tiling to the floor with underfloor heating, porcelain tiling to the walls, inset mirror with de-mister panel and extractor unit.

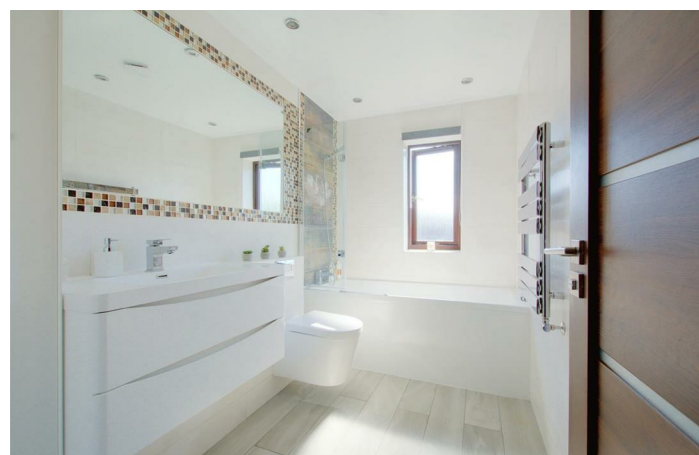
### Outside

To the front there is a garden laid to lawn, pathway to the entrance door, driveway providing ample off road parking.

To the rear there is an enclosed landscaped garden laid mainly to lawn with fencing to the boundaries and a large recently installed decked area providing al-fresco sitting and living space. Outside lighting with covered seating area incorporating built-in seats, secure gated access to the side, outside water tap and offering further storage space.

### Council Tax

Nottingham Council Band C





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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			
<b>England &amp; Wales</b>		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.