

Robert Ellis

look no further...



Nelson Road,
Daybrook, Nottingham
NG5 6JE

£350,000 Freehold

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**** IMMACULATE FINISH ** MUST SEE ****

Robert Ellis Estate Agents are delighted to bring to the market this OUTSTANDING THREE BEDROOM, VICTORIAN SEMI DETACHED HOME situated within the heart of DAYBROOK, NOTTINGHAM.

The property is a stone's throw away from Arnold town centre accommodating local amenities, shops and restaurants. Alongside this, it offers easily accessible transport links into Mapperley, Nottingham City centre and surrounding villages/towns. You have Redhill Academy and Richard Bonnington Primary & Nursery within the area, making it ideal for families.

The home combines both the traditional features with modern twists throughout, allowing prospective buyers to move in with ease and enjoy the home.

Upon entry, you are welcomed into the entrance lobby with original cuban tiles, leading through to the hall. The hall allows access into the lounge, dining room, cellar and kitchen diner. The kitchen has been fitted with high standard units, alongside French doors opening into the rear garden and access to the separate utility room.

Stairs lead to landing, first double bedroom with shower room en suite, second double bedroom, third double bedroom and modern family bathroom benefitting from a four piece suite with claw foot bath and walk in double shower.

To the rear of the home is a landscaped garden with decking, laid to lawn, gated access into vegetable patches and space for shed.

The property has use of on street parking with parking permits available.

A viewing is HIGHLY RECOMMENDED to appreciate the QUALITY, SIZE and LOCATION of this FANTASTIC OPPORTUNITY- Contact the office on 0115 648 5485 to arrange your viewing now!



Hallway

23'4" x 5'11" approx (7.13m x 1.82m approx)

Wall mounted radiator, wooden front door with stained glass single glazed window, original tiled flooring.

Lobby

2'5" x 3'11" approx (0.74m x 1.2m approx)

Original tiled flooring, opaque UPVC double glazed composite front door and opaque UPVC double glazed windows, partially tiled walls.

Lounge

13'0" x 12'5" approx (3.97m x 3.8m approx)

Carpeted flooring, wall mounted radiator, UPVC double glazed sash bay window, original fireplace with tiled and wooden hearth, coving to the ceiling.

Dining Room

12'11" x 10'6" approx (3.96m x 3.21m approx)

UPVC double glazed sash window, wall mounted radiator, log burner with hearth, coving to ceiling, engineered wood flooring.

Kitchen Diner

10'11" x 18'7" approx (3.33m x 5.68m approx)

Wall mounted radiator, fitted wall and base units, UPVC double glazed sash window and UPVC double glazed French doors to the rear garden, partially tiled walls, composite sink with dual heat tap, space for a fridge freezer, integrated dishwasher.

Utility Room

4'2" x 7'2" approx (1.28m x 2.2m approx)

Tiled flooring, partially tiled walls, UPVC double glazed window and door to the rear. Combination boiler, fitted wall units with work surface under with space for a washer and dryer, wall mounted radiator.

Cellar

16'11" x 15'5" approx (5.18m x 4.72m approx)

Stairs leading down to the cellar which is split into three sections, lighting and power, electric and gas meter.

First Floor Landing

16'4" x 5'10" approx (5m x 1.79m approx)

Carpeted flooring, doors to:

Bedroom 1

17'1" x 12'11" approx (5.22m x 3.95m approx)

Carpeted flooring, wall mounted double radiator, UPVC double glazed sash window.

En-Suite

8'4" x 4'7" approx (2.55m x 1.4m approx)

Tiled flooring, partially tiled walls, wall mounted towel radiator, wall mounted sink, low flush w.c., double shower with hand held shower unit, storage cupboard (1.24m x 0.86m) with engineered wood flooring, rails for storage.

Bedroom 2

12'10" x 10'7" approx (3.92m x 3.23m approx)

Carpeted flooring, wall mounted radiator, UPVC double glazed sash window.

Bedroom 3

9'10" x 11'1" approx (3m x 3.38m approx)

Wall mounted radiator, UPVC double glazed sash window, engineered wood flooring.

Bathroom

9'6" x 7'6" approx (2.9m x 2.29m approx)

Tiled flooring, partially tiled walls, walk-in double shower with waterfall shower head and hand held shower, wall mounted towel radiator, sink with dual heat tap, low flush w.c., opaque UPVC double glazed window and opaque UPVC double glazed ash window, claw foot bath with dual heat tap, spotlights and feature light fitting.

Outside

There is an enclosed garden to the rear with decked areas leading down to a stone pathway with laid to lawn either sides, flower beds and shrubs. There is a gated section at the bottom with railings that can be used as a vegetable patch and there is also space for a shed.

Council Tax

Gedling Borough Council Band C



Robert Ellis
ESTATE AGENTS



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		76
(81-91) B		
(69-80) C		53
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales 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.