Robert Ellis

look no further...

Appledore Avenue,
, Nottingham
NG8 2RW

£399,000 Freehold

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A Well Presented and Well Proportioned Four Bedroom Linked Detached House with Garage.

Situated in this sought after and well established residential location , readily accessible for a wider range of local shops and amenities including; schools, transport links, The Queens Medical Centre and Wollaton Hall and Deer Park.

This fantastic property is considered an ideal opportunity for a variety of potential purchasers including; young professionals and families.

In brief the internal accommodation comprises; entrance hall, open plan lounge/diner, kitchen, utility room and WC to ground floor then rising to the first floor you will find two good sized double bedrooms, a further two single bedrooms and a family bathroom.

To the front of the property you will find a gravel driveway with ample car standing, mature shrubs, Bay tree and electric car charging point. To the rear you will find a generous sunny south west facing garden which includes a patio with a gravelled area and raised garden beyond with a range of mature tress and shrubs, storage shed and summer house.

Offered to the market with the benefit of UPVC double glazing and gas central heating throughout, cavity wall insulation and solar panels, this great property is well worthy of an early internal viewing.

Entrance Hall
UPVC double glazed front door with flanking window, stairs leading to the first floor, radiator, tiled flooring, useful cloakroom and doors leading into the WC, Kitchen and lounge/diner.

Lounge/Diner
30'5" x 12'0" (9.29m x 3.66m)
With UPVC double glazed window to front, gas fire, two radiators, UPVC double glazed door with flanking window to the rear and door leading into the kitchen.

Kitchen
13'8" x 8'1" (4.17m x 2.48m)
Fitted with a range of Loxley bespoke wall, base and drawer units, rolled edge work surfaces, one and half bowl sink and drainer unit with mixer tap and waste disposal, integrated stainless steel electric oven, microwave and warming tray, integrated electric hob with air filter over, integrated fridge and dishwasher, tiled flooring, UPVC double glazed window to the rear, useful pantry and door leading into the utility room.

Utility Room
13'3" x 10'0" (4.04m x 3.05m)
Fitted with wall and base units, rolled edge work surfaces, sink and drainer unit with mixer tap, space and plumbing for washing machine and tumble dryer, tiled flooring and UPVC double glazed door and window to the rear and door leading into the garage.

WC
Fitted with a low level WC, wall mounted wash hand basin, tiled splashback and flooring.

First Floor Landing
UPVC double glazed window to the side, airing cupboard housing the hot water cylinder and doors leading into the bathroom and four bedrooms.

Bedroom One
13'10" x 10'9" (4.24m x 3.29m)
With vinyl flooring, loft hatch, built in wardrobes, UPVC double glazed window to the rear and radiator.

Bedroom Two
12'2" x 11'1" (3.72m x 3.39m)
With laminate flooring, built in wardrobes, UPVC double glazed window to the front and radiator.

Bedroom Three
8'5" x 8'1" (2.59m x 2.47m)
With laminate, UPVC double glazed window to the front and radiator.

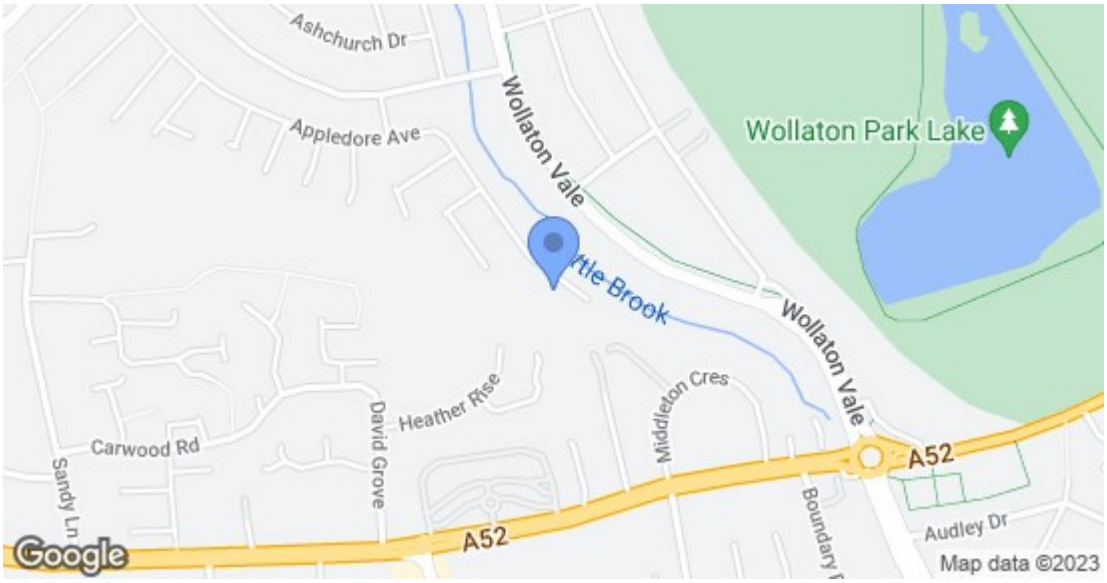
Bedroom Four
8'4" x 6'9" (2.56m x 2.08m)
With vinyl flooring, UPVC double glazed window to the rear and radiator.

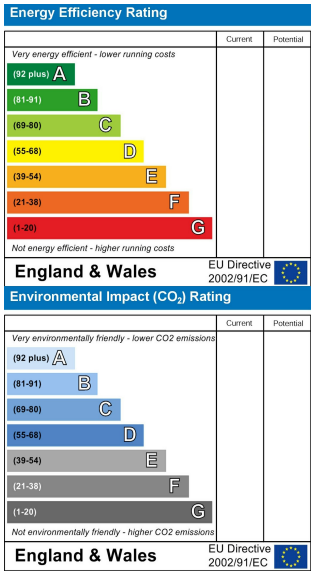
Bathroom
Incorporating a three piece suite comprising; a panelled bath with electric shower over, pedestal wash hand basin, low level WC, tiled walls, wall mounted heated towel rail, UPVC double glazed window to the side and extractor fan.

Outside
To the front of the property you will find a gravel driveway with ample car standing, mature shrubs, Bay tree and electric car charging point. To the rear you will find a generous sunny south west facing garden which includes a patio with a gravelled area and raised garden beyond with a range of mature tress and shrubs, storage shed and summer house.

Garage
21'4" x 10'0" (6.51m x 3.05m)
With up and over garage door to the front, power and electricity.

Council Tax Band
Broxtowe Borough Council Band D





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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