Robert Ellis

look no further...

Brierfield Avenue,
Wilford, Nottingham
NG11 7DA

£250,000 Freehold

0115 922 0888

/robertellisestateagent

@robertellisea

A modern, two-bedroom, semi-detached property tucked away in a quiet cul-de-sac.

Positioned in the sought-after and convenient residential area of Wilford you are within close proximity to a wide range of local amenities including shops, public houses, healthcare facilities, West Bridgford, world famous sporting clubs for both football and cricket, and within the catchment area of top rated schools. Additionally the house also offers excellent transport and commuter links nearby including bus routes, NET tram, the A52, A46 and M1 for journeys further afield.

This well presented property would be considered an ideal opportunity for a large variety of buyers, including first time purchasers, young professionals or families.

In brief the internal accommodation comprises; an entrance hall, lounge and kitchen diner to the ground floor. Then rising up to the first floor are two double bedrooms and bathroom.

Outside the property to the front is a gravelled low maintenance garden with a driveway with ample off-road parking for one car standing. The enclosed rear garden is primarily lawned with a paved seating area and fenced boundaries.

Having been modernised throughout by the current homeowner, this delightful property comes to the market with the benefit of: ready to move in condition, gas central heating, UPVC double glazing throughout and is well worthy of an early internal viewing.

Entrance Hall
UPVC double glazed door through to a carpeted entrance space with radiator.

Lounge
14'6" x 13'3" (4.44m x 4.05m)
A carpeted reception room, with radiator, fire place with Adam-style mantle and UPVC double glazed bay window to the front aspect.

Kitchen Diner
17'8" x 8'9" (5.41m x 2.67m)
A range of wall and base units with work surfacing over and tiled splashbacks, one and half bowl sink with mixer tap and drainer, inset gas hob with extractor fan above and integrated electric oven. Space and fittings for freestanding appliances to include fridge freezer, washer dryer and dishwasher. Access to the pantry cupboard, contemporary radiator, and UPVC double glazed window to the rear aspect and door to the side passage.

First Floor Landing
A carpeted landing space, with UPVC window to the side aspect and access to the loft hatch.

Bedroom One
17'10" x 9'4" (5.44m x 2.86m)
A carpeted double bedroom, with radiator and UPVC double glazed window to the front aspect.

Bedroom Two
11'8" x 9'4" (3.56m x 2.86m)
A carpeted double bedroom, with radiator and UPVC double glazed window to the rear aspect.

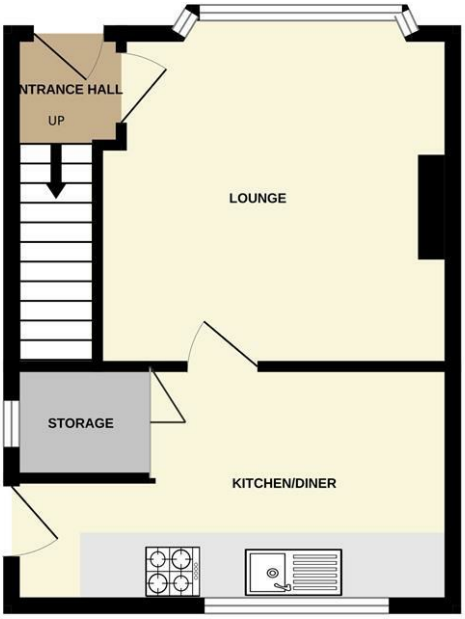
Bathroom
Incorporating a three-piece suite comprising low flush WC, pedestal wash hand basin, bath with electric power shower above, part tiled walls, radiator, airing cupboard housing combi boiler and UPVC double glazed window to the rear aspect.

Outside
To the front of the property is a gravelled garden with walled frontage, driveway with ample off-road parking for one car standing and gated access to the rear garden. This has a paved seating area with steps onto a lawned space, outside tap and fenced boundaries.

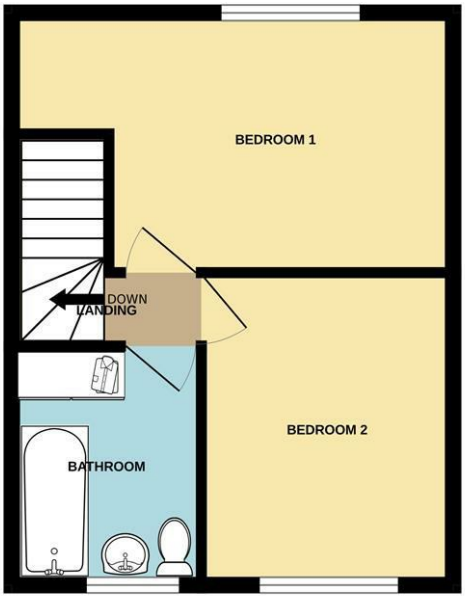
Material Information:
Freehold
Property Construction: Brick
Water Supply: Mains
Sewerage: Mains
Heating: Mains Gas
Solar Panels: No
Building Safety: No Obvious Risk
Restrictions: None
Rights and Easements: None
Planning Permissions/Building Regulations: None
Accessibility/Adaptions: None
Does the property have spray foam in the loft?: No
Has the Property Flooded?: No

Disclaimer:
These details and Key facts 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. Full material information is available in hard copy upon request.

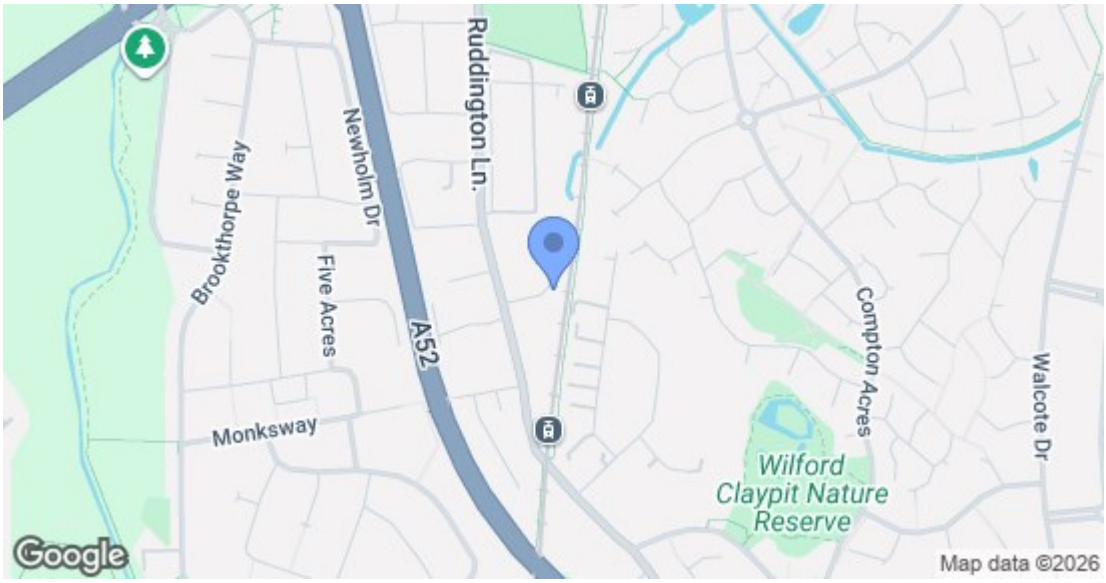
GROUND FLOOR

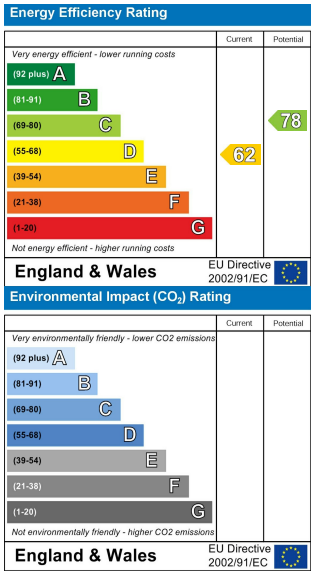


1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2025





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.

12 High Road, Beeston, Nottingham, Nottinghamshire, NG9 2JP
beeston@robertellis.co.uk
0115 922 0888