



St. Martins Road,
Bilborough, Nottingham
NG8 3AR

£285,000 Freehold



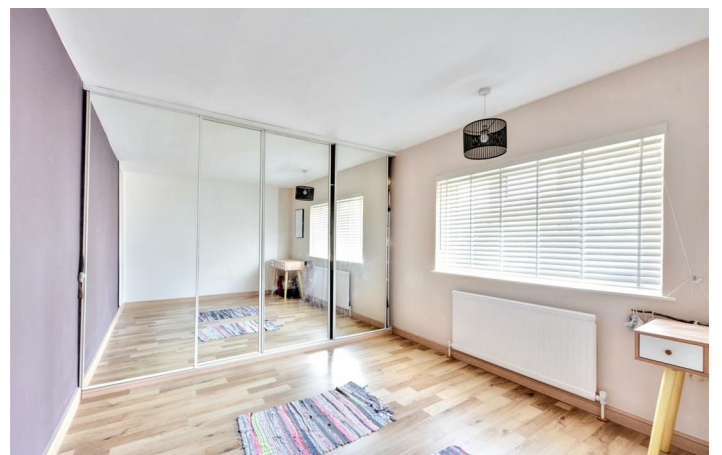
This delightful semi-detached house offers a perfect blend of comfort and style. With four spacious bedrooms, this property is ideal for families seeking a welcoming home in a tranquil setting.

Upon entering, you are greeted by two inviting reception rooms, providing ample space for relaxation and entertaining guests. The layout is thoughtfully designed to create a warm and inviting atmosphere, making it easy to envision family gatherings and cosy evenings in.

The property boasts two well-appointed bathrooms, ensuring convenience for all residents. Each bedroom is generously sized, allowing for personalisation and comfort, making it a perfect retreat after a long day.

Outside, the property features parking for at least two vehicles, a valuable asset in this desirable area. The surrounding neighbourhood is known for its friendly community and beautiful green spaces, making it an excellent choice for those who appreciate a peaceful lifestyle while still being within easy reach of Nottingham's amenities.

This semi-detached house on St. Martins Road is not just a property; it is a place where memories can be made. With its ideal location, spacious living areas, and family-friendly features, it presents a wonderful opportunity for anyone looking to settle in this charming part of Nottingham. Do not miss the chance to make this lovely house your new home.



Entrance Hall

Entrance door, stairs to the first floor, laminate flooring, radiator, under stairs storage space, and opening to the lounge diner.

Lounge Diner

22'4" reducing to 12'2" x 14'5" reducing to 11'1" (6.83m reducing to 3.73m x 4.4m reducing to 3.38m)

With laminate flooring, radiator, built-in alcove shelving and cupboards, feature timber cladded chimney breast, a coal fuel fire, which also powers the central heating, double glazed sliding patio doors to the rear, and an opening into the kitchen.

Kitchen

11'10" x 9'7" (3.63m x 2.94m)

With a range of wall, base and drawer units, sink and drainer unit with mixer tap, integrated double electric oven with electric hob, tiled flooring, and splashbacks, space for a fridge freezer, plumbing for a washing machine, two radiators, UPVC double glazed window to the rear and side, door to the side, and a further door to the shower room.

Shower Room

Incorporating a three-piece suite comprising walk-in shower, wash-hand basin inset to vanity unit, WC, tiled walls and floors, wall mounted heated towel rail, UPVC double glazed window to the side, spotlights to ceiling, and extractor fan.

First Floor Landing

With loft hatch, and doors to the bathroom and four bedrooms.

Bedroom One

13'3" x 9'10" (4.06m x 3.01m)

Laminate flooring, built-in wardrobe, UPVC double glazed window to the rear, and a radiator.

Bedroom Two

10'11" x 9'9" (3.35m x 2.98m)

Laminate flooring, UPVC double glazed window to the rear and side, and radiator.

Bedroom Three

12'2" x 8'8" (3.72m x 2.66m)

Laminate flooring, built-in wardrobe, radiator, and double glazed window to the front.

Bedroom Four

12'3" x 6'2" (3.75m x 1.89m)

Laminate flooring, UPVC double glazed window to the side, radiator, and built-in storage cupboard.

Bathroom

Incorporating a three-piece suite comprising: panelled bath with electric shower over, wash-hand basin inset to vanity unit, WC, tiled walls and floor, wall mounted heated towel rail, double glazed window to the front, and airing cupboard housing the hot water cylinder.

Outside

To the front of the property you will find a gravelled driveway, with car standing for two, and gated side access leading to the private and enclosed rear garden which includes a blocked paved patio with a sheltered area over looking the lawn beyond, fence boundaries, and an outdoors water tap.

Garage

15'11" x 7'6" (4.87m x 2.3m)

Single garage, with double garage door to the front.

Material Information:

Freehold

Property Construction: Brick

Water Supply: Mains

Sewerage: Mains

Heating: A wood burning stove capable of heating radiators.

Solar Panels: No

Building Safety: No Obvious Risk

Restrictions: None

Rights and Easements: None

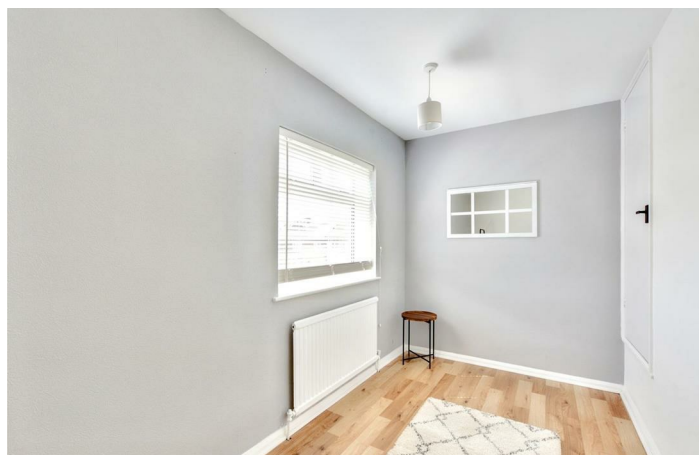
Planning Permissions/Building Regulations: None

Accessibility/Adaptions: None

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.



Robert Ellis
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		60	
(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			
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