Robert Ellis

look no further...

Regina Drive,
Aspley, Nottingham
NG8 3NP

£370,000 Freehold

0115 922 0888

/robertellisestateagent @robertellisea

Situated on a fantastic new build development, completed in 2019 with Bellway Homes, you are positioned with a wealth of local amenities on your doorstep including shops, public houses, healthcare facilities, restaurants, and transport links.

This great property would be considered an ideal opportunity for a large variety of buyers including young professionals, growing families or anyone looking to relocate to this ideal location.

In brief the internal accommodation comprises: entrance hall, lounge, open plan kitchen diner, utility space and downstairs WC. Then rising to the first floor are four double bedrooms, main bedroom with en-suite and family bathroom.

Outside the property is a lawned garden with a paved driveway with ample off street parking for two cars standing, leading to an integral garage. The enclosed rear garden is primarily lawned with a paved seating area.

Having been incredibly well maintained by the current vendors this delightful property is offered to the market with the advantage of gas central heating, UPVC double glazing throughout, and is well worthy of an early internal viewing.

Entrance Hall
Composite door through the entrance hall with tiled flooring and radiator.

Lounge
16'5" x 11'1" (5.02m x 3.40m)
Reception room, with Amtico flooring, radiator and access to a useful under stairs storage cupboard.

Kitchen Diner
17'8" x 9'5" (5.40m x 2.88m)
A range of wall and base units with work surfacing over, one and a half bowl sink with mixer tap, inset gas hob with extractor fan above and integrated electric oven, fridge, freezer and dishwasher. Tiled flooring, radiator, UPVC double glazed window and French doors to the rear garden.

Utility Area
5'6" x 5'6" (1.69m x 1.69)
Wall and base units with work surfacing over, wall mounted boiler, integrated washer dryer and composite door to the rear garden.

Downstairs WC
Low flush WC and wash hand basin with tiled splash back, tiled flooring and radiator.

First Floor Landing
A carpeted landing with radiator, access to the loft hatch and airing cupboard housing the water tank.

Bedroom One
12'4" x 9'11" (3.78m x 3.04m)
A carpeted double bedroom, with radiator, fitted wardrobes and UPVC double glazed window to the front aspect. Access to the en-suite.

En-Suite
Incorporating a three-piece suite comprising low flush WC, pedestal wash hand basin, walk in mains controlled shower, part tiled walls, radiator, and extractor fan.

Bedroom Two
11'0" x 8'9" (3.36m x 2.67m)
A carpeted double bedroom, with radiator, fitted wardrobes and UPVC double glazed window to the front aspect.

Bedroom Three
10'11" x 8'0" (3.35m x 2.46m)
A carpeted double bedroom, with radiator and UPVC double glazed window to the rear aspect.

Bedroom Four
9'1" x 8'6" (2.79m x 2.61m)
A carpeted double bedroom, with radiator and UPVC double glazed window to the rear aspect.

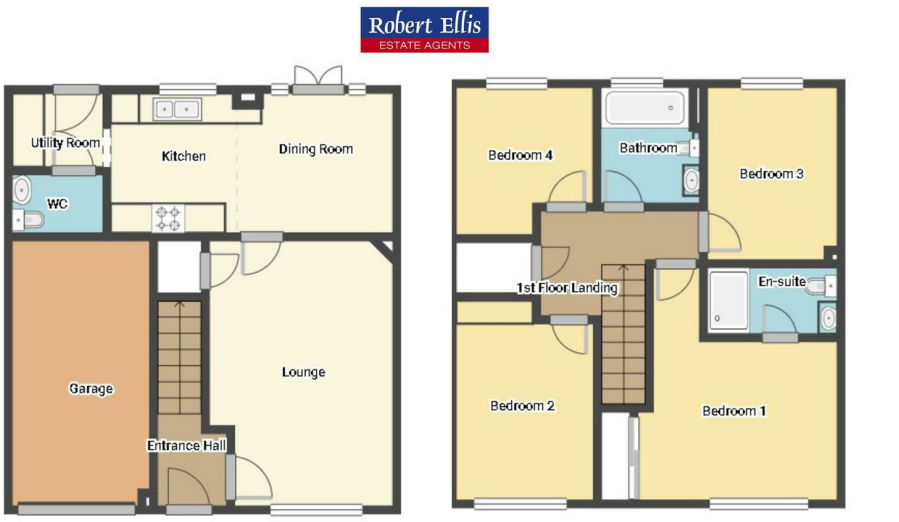
Bathroom
Incorporating a three-piece suite comprising low flush WC, pedestal wash hand basin, bath with mains controlled shower with glass screen, part tiled walls, radiator and UPVC double glazed window to the rear aspect.

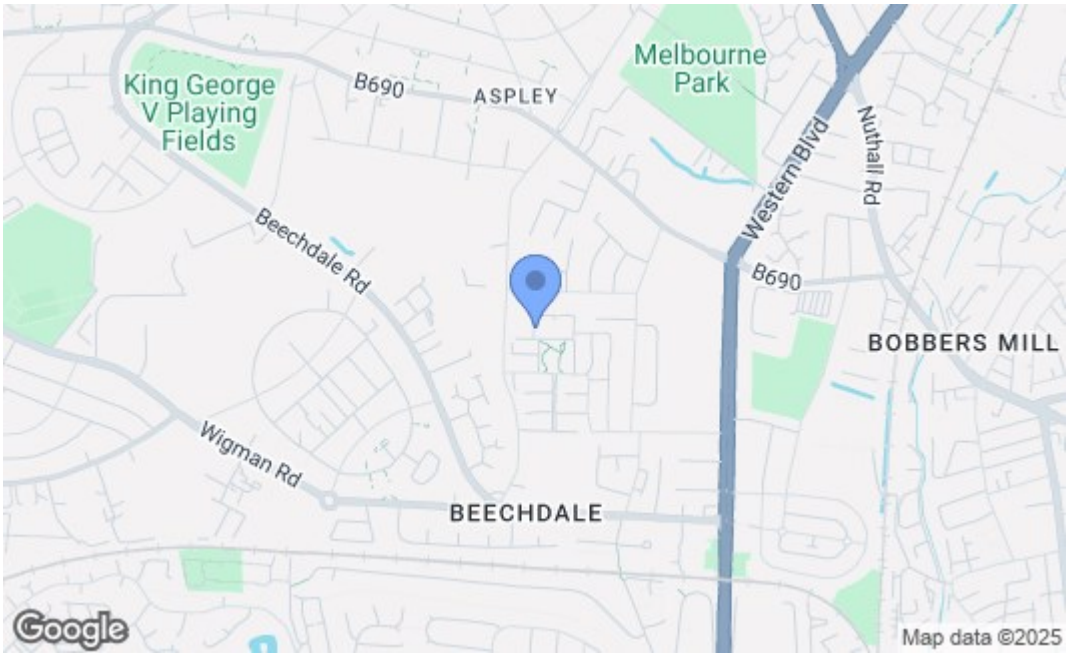
Outside
To the front of the property is a lawned garden with railings and paved driveway with ample parking for two cars standing leading to an integral garage. The enclosed rear garden has a paved seating area, lawned space and steps to a further lawned area and fenced boundaries.

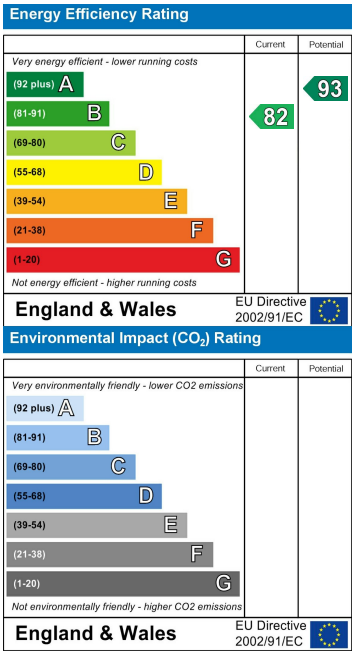
Garage
Up and over door with power points.

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
Has the Property Flooded?: No
Annual Service Charge: £73.77 Approx.

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.







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