Robert Ellis

look no further...

Monkton Drive,
Bilborough, Nottingham
NG8 4EN

£199,000 Freehold

0115 922 0888

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Situated in Bilborough, you are positioned within close proximity to a large variety of local amenities including shops, public houses, healthcare facilities, restaurants, schools, and transport links.

This great property would be considered an ideal opportunity for a large variety of buyers including anyone looking to downsize, first time buyers or anyone looking for the convenience of ground floor living.

In brief the internal accommodation comprises: entrance porch, through to a welcoming entrance hall, lounge, kitchen, two double bedrooms, bathroom, study space and rear porch that also makes a handy utility space.

The property sits behind a gated entrance, giving you plenty of privacy, the gardens are primarily lawned with a paved seating area and driveway for two cars standing. There is also the fantastic addition of a garage and workshop, both with power points and lighting.

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 Porch
UPVC double glazed door through to the tiled entrance porch.

Entrance Hall
Secondary entrance door through to a spacious hallway, with oak wood flooring, radiator and useful storage cupboard.

Lounge
13'10" x 10'8" (4.23m x 3.26m)
Reception room, with oak wood flooring, radiator, air conditioning unit and UPVC double glazed window to the front aspect.

Kitchen
10'11" x 8'10" (3.35m x 2.71m)
A range of wall and base units with work surfacing over and tiled splashbacks, one and a half bowl sink with drainer and mixer tap, inset gas hob with extractor fan above and integrated electric oven. Space and fittings for freestanding appliances to include fridge freezer and dishwasher, cupboard housing the wall mounted boiler, tiled flooring with under floor heating, UPVC double glazed window to the rear aspect and door to the rear porch.

Porch/Utility
Space and fittings for freestanding appliances to include washing machine and dryer and UPVC double glazed door to the side passage.

Bedroom One
12'0" x 11'1" (3.66m x 3.39m)
A carpeted double bedroom, with radiator and UPVC double glazed window to the rear aspect.

Bedroom Two
10'7" x 8'10" (3.25m x 2.70m)
A carpeted double bedroom, with radiator and UPVC double glazed window to the front aspect.

Bathroom
Incorporating a three-piece suite comprising low flush WC, pedestal wash hand basin, walk in mains controlled showed, fully tiled walls and flooring, with under floor heating, heated towel rail, UPVC double glazed window to the rear aspect and extractor fan.

Study Area
5'3" x 4'8" (1.62m x 1.44m)
Previously a large storage cupboard from the hallway and bathroom, the homeowners have creativity opened up to create a useful study space with oak hard wood flooring.

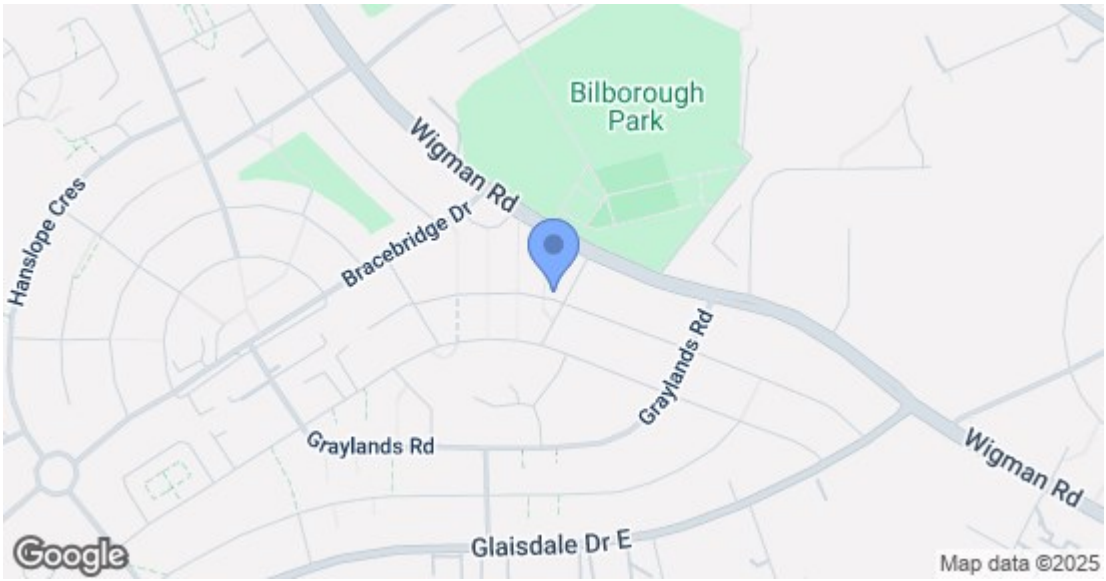
Outside
Sitting on a corner plot, the front is the property is lawned with a pebbled area and footpath to the front door, the lawn continues round to the rear garden with some mature shrubs and paved seating area. To the side of the proeprty is a paved driveway with ample off street parking for two cars standing, leading to a detached garage and workshop.

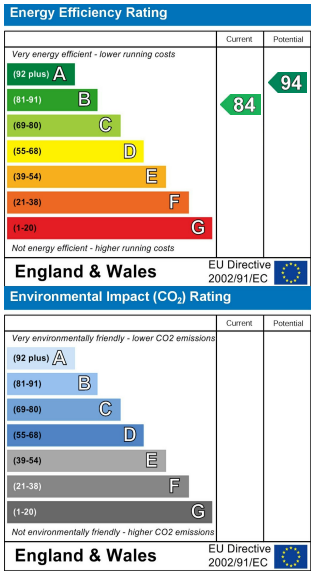
Garage
This is split into two sections,
2.53m x 3.26m: Garage doors to the front, lighting and power
2.54m x 1.63m Accessed from the side of the garage, this also benefits from lighting and power.

Workshop
19'5" x 14'7" (5.92m x 4.47m)
Secure L shaped workshop, with lighting and power points.

Material Information:
Freehold
Property Construction: Brick
Water Supply: Mains
Sewerage: Mains
Heating: Mains Gas
Solar Panels: Yes- leased until 08.08.2036
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.





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