Robert Ellis

look no further. . .

Norbreck Close,
, Nottingham
NG8 6EE

£200,000 Freehold

0115 922 0888

/robertellisestateagent @robertellisea

A well presented three bedroom semi detached property.

This fantastic property would make the ideal purchase for a large variety of buyers including first time buyers, young families or Investors looking to add to a buy to let portfolio.

Situated within a popular and convenient location this property has the advantage of local amenities including supermarkets, healthcare facilities, shops and schools. There is also the benefit of bus links within a short distance for trips in and around the city, and Nottingham train station is also nearby for journeys further afield.

In brief the property comprises; entrance porch, living room with an archway into a breakfast kitchen, Conservatory and Utility room. Then rising to the first floor are three bedrooms and family bathroom.

Outside to the front of the property there is a low maintenance lawned area with a blocked paved driveway and gated side access leading to the private and enclosed rear garden. The garden also benefits from a large double garage with power.

Offered to the market with the benefit of UPVC double glazing and gas central heating through, an early internal viewing comes highly recommended in order to be fully appreciated.

Entrance Porch
UPVC entrance door to front , UPVC double glazed window to the front and a secondary door leading into the living room.

Living Room
17'6" x 7'10" (5.34m x 2.41m)
UPVC double glazed window to the front, feature electric fire place, wooden flooring and radiator.

Breakfast Kitchen
18'2" x 7'10" (5.54m x 2.41m)
Fitted with a range of wall, base and drawer units. work surfaces with tiled splashback, stainless steel one and half bowl sink and drainer unit, integrated electric oven with electric hob above and extractor fan over, further appliance space, kitchen island with breakfast bar, useful storage cupboard, door to the side leading into the utility room, two UPVC double glazed windows to the rear, and UPVC double glazed doors leading into the conservatory.

Conservatory
14'2" x 8'2" (4.33m x 2.49m)
UPVC and Brick construction, electric heaters and UPVC double glazed doors leading to the rear garden.

Utility Room
16'1" x 7'8" (4.91m x 2.34m)
A versatile room with space and plumbing for washing and tumble dryer, further useful appliance space. light and power, tiled flooring and UPVC double glazed door to the side and door to the rear.

First Floor Landing
UPVC double glazed window to the side, stairs rising from the ground floor, wooden flooring and loft access.

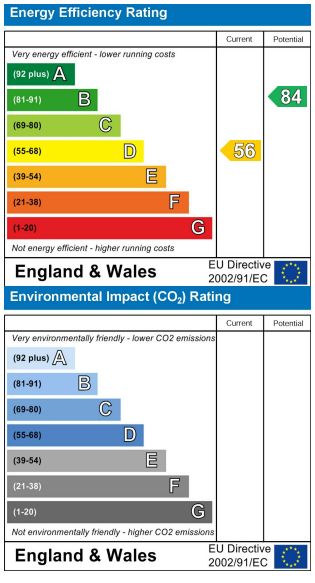
Bedroom One
9'3" x 8'6" (2.84m x 2.61m)
UPVC double glazed window to the front, wooden flooring, fitted wardrobes and radiator.

Bedroom Two
9'3" x 9'4" (2.83m x 2.87m)
UPVC double glazed window to the rear, wooden flooring and radiator.

Bedroom Three
6'5" x 6'2" (1.97m x 1.88m)
UPVC double glazed window to the front, cupboard housing boiler, wooden flooring and radiator.

Bathroom
Fitted with a three piece suite comprising; corner bath with electric power shower over, wash hand basin inset to vanity unit, low level WC, tiling to walls and floor, radiator and obscure UPVC double glazed window to the rear.

Outside
To the front of the property there is a low maintenance lawned garden with a block paved driveway providing off road car parking, gated side access leads to the private and enclosed rear garden which is primarily paved and features a patio seating area, slate chipping, mature shrubs and fence boundaries. The garden also benefits from a large double garage with power.



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