Robert Ellis

look no further...

Rushford Drive,
Wollaton, Nottingham
NG8 2GJ

£260,000 Freehold

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Nestled in the charming area of Rushford Drive, Nottingham, this delightful semi-detached house presents an excellent opportunity for families and professionals alike to upgrade and remodel according to their tastes and requirements.

The property boasts three well-proportioned bedrooms, providing ample space for restful nights and personal retreats. The inviting reception room serves as a perfect gathering space for family and friends, ideal for both relaxation and entertaining.

The house features a conveniently located bathroom, designed to cater to the needs of modern living. With its practical layout, this home offers a comfortable and functional environment for everyday life. Additionally, the property includes parking for one vehicle, ensuring ease of access and convenience.

Situated in a friendly neighbourhood, this residence is close to local amenities, schools, and parks, making it an ideal choice for those seeking a vibrant community atmosphere. Whether you are looking to settle down or invest, this semi-detached house on Rushford Drive is a wonderful option that combines comfort, practicality, and a prime location. Do not miss the chance to make this lovely property your new home.

Entrance Hall
UPVC double glazed entrance door, stairs to the first floor, radiator, useful under stairs storage cupboard, and doors to the WC, Kitchen, and lounge diner.

Lounge Diner
19'8" x 10'7" (6m x 3.24m)
A carpeted reception room with gas fire, radiator, UPVC double glazed window to the front, and double glazed sliding patio doors to the rear.

Kitchen
12'3" x 8'9" (3.73m x 2.67m)
With a range of wall, base and drawer units, work surfaces, sink with two drainers, space for a fridge freezer, washing machine and cooker, tiled radiator, UPVC double glazed window to the rear and side, and UPVC double glazed door to the side.

WC
Fitted with a WC, vinyl flooring and UPVC double glazed window to the side.

First Floor Landing
UPVC double glazed window to the rear, loft hatch, cupboard housing the Baxi combination boiler, and doors to the bathroom and three bedrooms.

Bedroom One
12'0" x 10'7" (3.66m x 3.24m)
A carpeted double bedroom with UPVC double glazed window to the front, radiator, and built-in storage cupboard.

Bedroom Two
11'11" x 9'0" (3.64m x 2.75m)
A carpeted double bedroom with UPVC double glazed window to the front and side, and radiator.

Bedroom Three
10'7" x 7'5" (3.25m x 2.27m)
A carpeted double-bedroom with UPVC double glazed window to the rear and radiator.

Bathroom
Wet-room style with a shower, wash-hand basin, WC, tiled walls, radiator, UPVC double glazed window to the rear and extractor fan.

Outside
To the front of the property you will find a lawned garden with mature shrubs, a concrete driveway, offering car standing for two vehicles, and side access leading to the garage and generous, well maintained garden, which includes a patio overlooking the lawn beyond, mature shrubs, and useful storage shed.

Garage
18'1" x 10'2" (5.52m x 3.12m)
Up and over garage door to the front, window to the side, light and power.

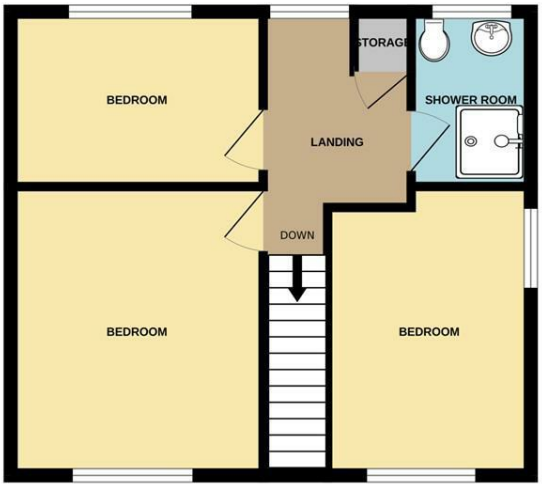
Material Information:
Freehold
Property Construction: Brick
Water Supply: Mains
Sewerage: Mains
Heating: Mains Gas
Solar Panels: No
Building Safety: No Obvious Risk
Restrictions: None
Rights and Easements: None
Planning Permissions/Building Regulations: None
Accessibility/Adaptions: None
Does the property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

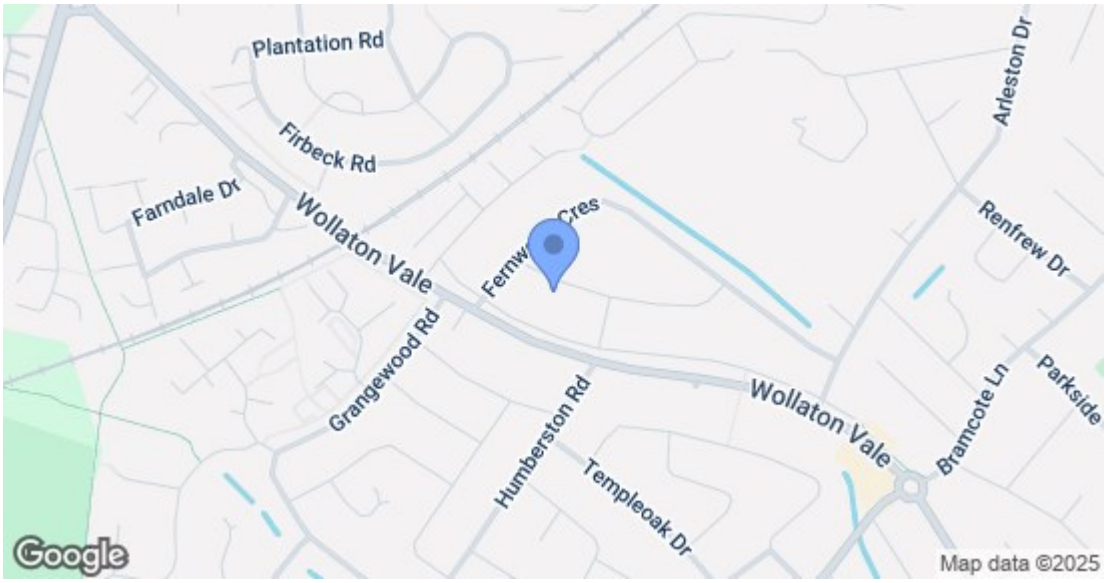
Disclaimer:
These details and Key facts are for guidance only and complete accuracy cannot be guaranteed If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Full material information is available in hard copy upon request.

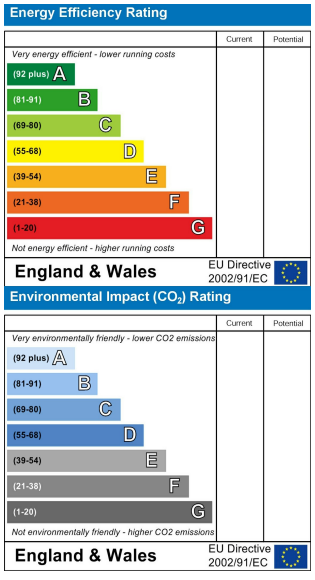
Robert Ellis
ESTATE AGENTS

GROUND FLOOR

1ST FLOOR







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