Robert Ellis

look no further...

Varden Avenue
Lenton Abbey, Nottingham NG9 2SJ

An immaculately presented and extended three double bedroom semi-detached house with ample off road parking.

Offers In Excess Of

An immaculately presented and extended three double bedroom semi-detached house with ample off road parking.

Enjoying this head of a cul-de-sac position and situated in this popular and convenient residential location, readily accessible for a range of local shops and amenities including schools, transport links, Nottingham University and the Queen's Medical Centre, this fantastic property is considered an ideal opportunity for a variety of potential purchasers including first time buyers, young professionals and families.

In brief, the internal accommodation comprises: Entrance hallway, dining room, a light and airy open plan kitchen/living/diner, lounge, utility room and WC to the ground floor. Rising to the first floor you will find three good sized double bedrooms two of which have en-suites and a family bathroom.

To the front of the property you will find a gravelled driveway with ample car standing and gated side access leading to the private and enclosed rear garden which includes a patio area with lawn beyond, a range of mature trees and shrubs, stocked beds and borders, a useful storage shed, fenced and hedged boundaries and a gate to the the rear providing access to the University campus and Wollaton Hall and Deer Park entrance which are both within a minute walking distance.

Offered to the market with the benefit of a light and airy versatile living space, a range of modern fixtures and fittings throughout, gas central heating and UPVC double glazing throughout along with ready to move in condition and just a stones throw away from the University campus, Wollaton Hall and Deer Park and the Queen's Medical Centre, this great property truly must be viewed in order to be fully appreciated.

Entrance Hallway
With a double glazed front door, wooden floorboards, radiator, stairs to the first floor, useful under stairs storage cupboard and door to the lounge and dining room.

Dining Room
11'10" x 11'0" (3.61 x 3.36)
With a UPVC double glazed bay window to the front, wooden flooring, radiator, open fire with tiled hearth and an opening to the kitchen/diner.

Kitchen/Diner
22'5" x 10'7" (6.84 x 3.23)
With a range of wall and base units, worksurfaces, one and a half bowl sink with drainer and mixer tap, integrated electric oven with gas hob and extractor fan over, space for a fridge and freezer, wooden flooring, spotlights, tiled splashbacks, radiator, UPVC double glazed windows to the front and rear, exposed brick open fireplace and a door to the rear garden.

Lounge
13'3" x 10'11" (4.06 x 3.35)
With wooden flooring, UPVC double glazed bay window to the rear, radiator, feature brick built fireplace with tiled hearth and door to the utility.

Utility Room
8'4" x 5'6" (2.55 x 1.69)
With worksurfaces, sink with drainer, plumbing for washing machine and tumble dryer, UPVC double glazed window to the rear, wooden flooring and doors to the rear garden and WC.

WC
With WC, pedestal wash hand basin, wooden flooring, radiator and UPVC double glazed window to the front.

First Floor Landing
With UPVC double glazed window to the front, useful built in storage cupboard and doors to the bathroom and three bedrooms.

Bedroom One
11'0" x 11'0" (3.37 x 3.36)
Carpeted double bedroom with UPVC double glazed window to the rear, radiator and door to the en-suite.

En-Suite
Incorporating a three piece suite comprising shower, pedestal wash hand basin, WC, tiled splashbacks, UPVC double glazed window to the side and radiator.

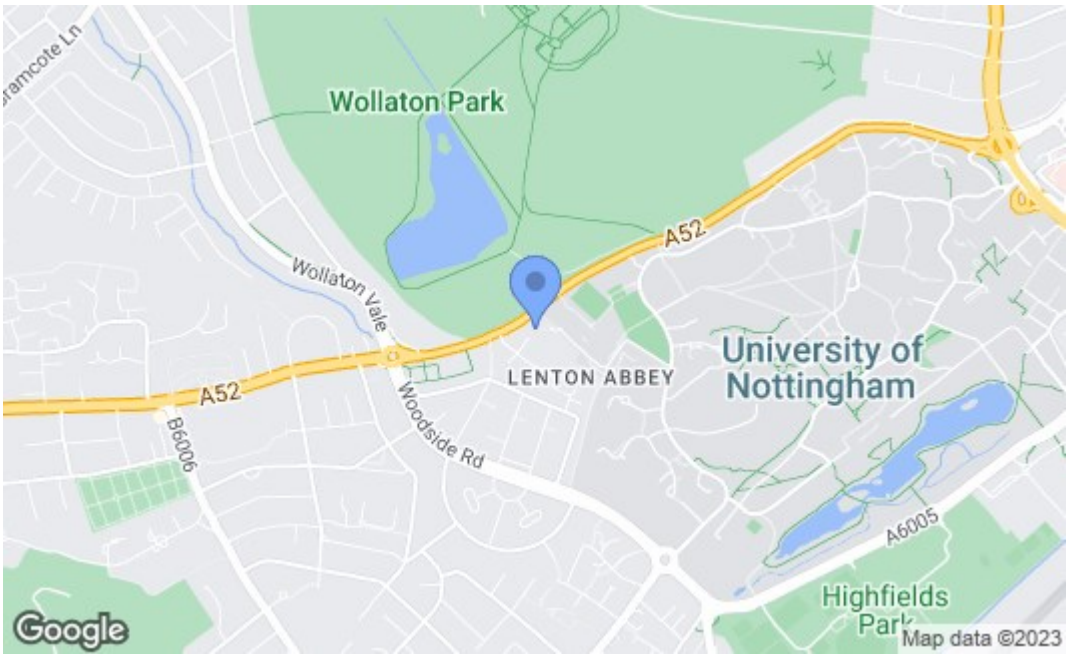
Bedroom Two
12'2" x 11'8" (3.71 x 3.56)
Carpeted double bedroom with UPVC double glazed window to the rear, radiator and door to the en-suite.

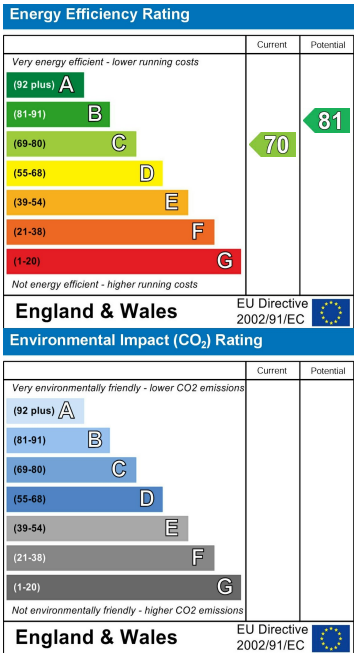
En-Suite
Incorporating a three piece suite comprising shower, pedestal wash hand basin, WC, wooden flooring, tiled walls, UPVC double glazed window to the rear and radiator.

Bedroom Three
11'11" x 11'1" (3.64 x 3.38)
Carpeted double bedroom with UPVC double glazed bay window to the front and radiator.

Bathroom
Incorporating a three piece suite comprising panelled bath with shower over, wash hand basin inset to vanity unit, WC, tiled walls, UPVC double glazed window to the front and heated towel rail.

Outside
To the front of the property you will find a gravelled driveway with ample car standing and gated side access leading to the private and enclosed rear garden which includes a patio area with lawn beyond, a range of mature trees and shrubs, stocked beds and borders, a useful storage shed, fenced and hedged boundaries and a gate to the the rear providing access to the University campus and Wollaton Hall and Deer Park entrance which are both within a minute walking distance.





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.

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