Robert Ellis

*look no further...*

Monkton Drive,
Bilborough, Nottingham
NG8 4EQ

**£180,000 Freehold**

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A well proportioned three bedroom semi-detached house with a driveway to the front and an enclosed rear garden. This property is considered an idea opportunity for a first time buyer or families looking for their next home.

Situated in a popular and convenient location surrounded by a variety of local amenities including schools, supermarkets and Harvey Hadden sports village. The position of the property provides easy access to transport links with a bus stop at the end of the road and is just a short commute to Nottingham city centre.

In brief, the internal accommodation comprises: Entrance hall, lounge, kitchen/diner, WC and utility room to the ground floor. Rising to the first floor are three bedrooms and a family bathroom

To the front of the property is a lawned space with hedged boundaries and paved driveway to the side leading to a detached garage. To the rear is a private enclosed garden with a paved seating area and lawn beyond.

An early internal viewing comes highly recommended in order to be fully appreciated.

Entrance Hallway
A double glazed door leads through to the entrance hall with laminate flooring and radiator.

Living Room
13'10" x 12'1" (4.223 x 3.701)
With laminate flooring, radiator, electric fireplace and UPVC double glazed window to the front aspect.

Open Plan Kitchen/Diner
20'11" x 8'9" (6.390 x 2.675)
Wit a range of wall, base and drawer units with worksurfaces over, inset one and half bowl sink with drainer and breakfast bar separating the dining room. Integrated appliances including electric oven and gas hob. Two UPVC double glazed windows to the rear.

Utility Room
With base units with worksurfaces over and space and fittings for freestanding fridge/freezer, washing machine and dryer. UPVC double glazed door to the side passage.

WC
WC and wash hand basin.

First Floor Landing
With access to loft hatch and UPVC double glazed window to the side aspect.

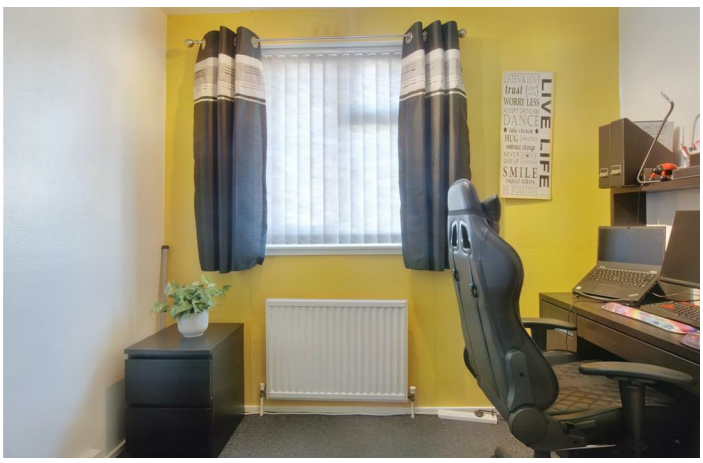
Bedroom One
13'6" x 8'8" (4.129 x 2.666)
Carpeted room with radiator, storage cupboard and UPVC double glazed window to the rear aspect.

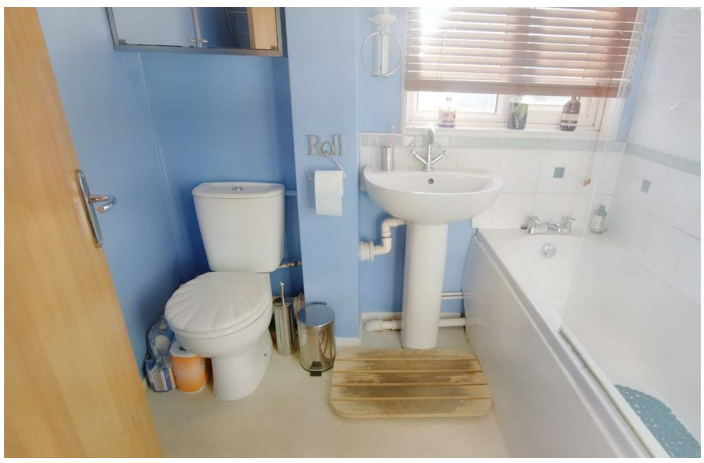
Bedroom Two
12'1" x 11'10" (3.697 x 3.630)
With laminate flooring, radiator, two storage cupboards and UPVC double, glazed window to the front aspect.

Bedroom Three
8'9" x 9'0" (2.674 x 2.745)
Carpeted room with radiator and UPVC double glazed window to the front aspect.

Bathroom
Incorporating a three piece suite comprising bath with electric power shower over, wash hand basin and WC.

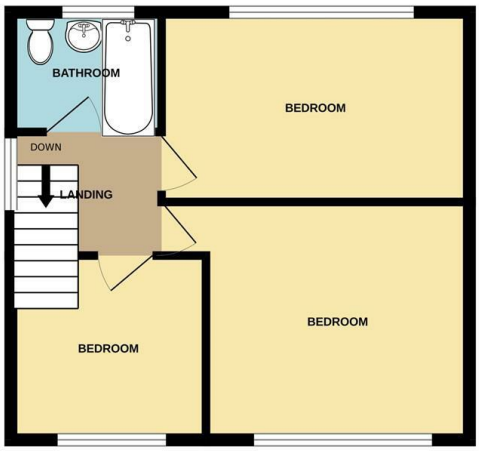
Outside
To the front of the property is a lawned space with hedged boundaries and paved driveway to the side leading to a detached garage. To the rear is a private enclosed garden with a paved seating area and lawn beyond.



GROUND FLOOR

1ST FLOOR




Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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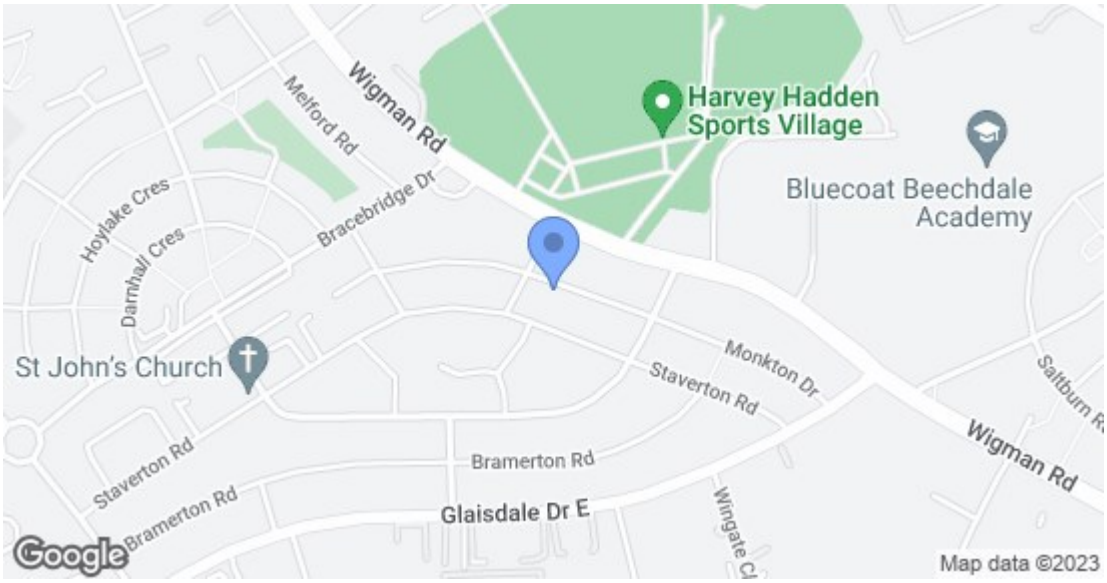


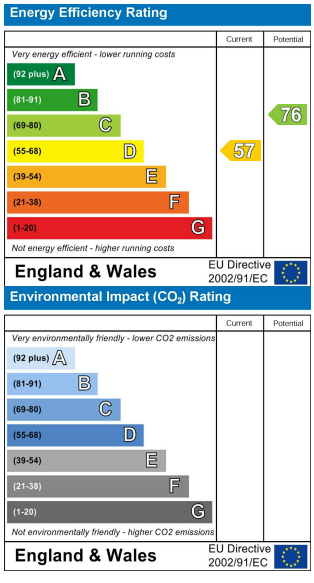


These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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