Robert Ellis

look no further...

Bexleigh Gardens,
Aspley, Nottingham
NG8 3EL

Price Guide £425-450,000

Freehold

0115 946 1818

/robertellisestateagent

@robertellisea

THIS IS AN INDIVIDUAL DETACHED FOUR DOUBLE BEDROOM HOME SITUATED ON AN EXTREMELY LARGE PLOT AT THE HEAD OF A QUIET CUL-DE-SAC.

Robert Ellis are pleased to be instructed to market this substantial detached property which is positioned on a large plot which backs onto playing fields which helps to provide a very quiet and private garden to the rear. The property has a very homely feel and for the size of the accommodation to be appreciated, we recommend interested parties do take a full inspection so they are able to see what is included to both the ground and first floors, the double tandem garage which is positioned to the left of the house and the extensive gardens to the rear. The property is well positioned for easy access to the various shopping facilities provided on Aspley Lane, to excellent local schools which have been an important reason why people have wanted to live in this area over the past couple of decades and there are also excellent transport links with Nottingham City centre being only a few minutes drive away.

The property is constructed of brick to the external elevations under a pitched tiled roof to the main property and the accommodation included derives the benefits of gas central heating and from being double glazed. In brief the house includes a reception hallway which leads into an inner hall, from which the stairs take you to the first floor and doors lead to the extended lounge/sitting room, separate dining room and the kitchen which has extensive ranges of wall and base cupboards. There is also a rear hallway which leads into the utility room and to a ground floor w.c. To the first floor the enlarged landing, which includes a study area, leads to the four double bedrooms, bathroom which has a separate shower and bath and the separate w.c. Outside there is the tandem garage which runs down the left hand side of the house, parking for several vehicles at the front and from the front there is access either side of the property to the rear. The rear garden is an important feature of this lovely home with it having several patio areas, a pond, a large lawned garden with established borders to the sides, a play area and an extensive range of sheds and outbuildings which provide an excellent storage facility. There is also a greenhouse which will remain at the property when it is sold and as previously mentioned there is an open aspect to the rear over the playing fields of one of the adjoining schools.

The property is well placed for easy access to all the shopping facilities provided by Aspley Lane with the ring road providing easy access to many other shopping areas as well as to the city centre, there are the excellent schools for all ages, healthcare and sports facilities and the excellent transport links include access around Nottingham via the ring road, the M1 and East Midlands Airport are within easy reach as is Nottingham train station. The property is well placed for easy access to and from the city centre and to many other suburbs and work places around the city.

Reception Hall
UPVC front door with an inset opaque glazed leaded panel, internal door to the tandem garage which runs down the left hand side of the property, radiator and cornice to the wall and ceiling.

Inner Hall
Stairs leading to the first floor, radiator, shelved recess, plate rail to the walls and two wall lights.

Lounge
15'4 x 11'6 approx (4.67m x 3.51m approx)
The extended lounge has recently fitted double glazed double opening French doors leading out to the rear garden, Adam style fireplace incorporating a coal effect gas fire with an inset and hearth, four wall lights, double radiator and cornice to the wall and ceiling.

Dining Room
13'9 x 9'10 approx (4.19m x 3.00m approx)
This room has a double glazed bay window to the front with stained glass leaded top panels, feature display cabinet with double cupboard below set into one wall, cornice to the wall and ceiling, radiator and two wall lights.

Kitchen
15'4 x 8' approx (4.67m x 2.44m approx)
The kitchen is fitted with white hand painted units and includes a double bowl sink and a four ring hob set in a work surface with cupboards, drawers and space and plumbing for a dishwasher below, second work surface with cupboards and drawers beneath, double oven with cupboards above and below, shelved upright pantry style cupboard, matching eye level wall cupboards and display cabinets, tiling to the walls by the work surface areas and a hood over the cooking area, recently fitted double opening double glazed French doors leading out to the rear garden, double glazed window to the side, radiator and tiled flooring which extends into the rear hall, utility area and ground floor w.c.

Rear Hall
From the hall there is a half opaque double glazed door leading out to the rear garden, space for two upright fridge/freezers and tiled flooring.

Utility Room
7'10 x 5'9 approx (2.39m x 1.75m approx)
The utility room has a stainless steel sink with a mixer tap set in a work surface with space for an automatic washing machine and cupboards below, eye level wall cupboards, wall mounted boiler, tiling to the walls by the work surface area, double glazed window to the side, tiled flooring and cornice to the wall and ceiling.

Ground Floor w.c.
Having a low flush w.c. and hand basin set in a tiled surface with double cupboard under, tiling to the walls, radiator and tiled flooring.

First Floor Landing
Double glazed window to the side, the balustrade continues from the stairs onto the landing, hatch to loft, wall light and cornice to the wall and ceiling.

Bedroom 1
12'2 x 9'10 plus bay approx (3.71m x 3.00m plus bay approx)
Double glazed bay window to the front with stained glass leaded top panels, radiator and a range of built-in wardrobes and drawers.

Bedroom 2
11'4 x 9'9 approx (3.45m x 2.97m approx)
Double glazed window to the rear, radiator and a range of wardrobes with cupboards over.

Inner Hall/Study
Having a range of upright and high level fitted cupboards and from the inner hall/study there is access to:

Bedroom 3
12'9 x 8' approx (3.89m x 2.44m approx)
Double glazed window to the rear, radiator and built-in cupboard.

Bedroom 4
14'3 x 10'5 approx (4.34m x 3.18m approx)
Double glazed window to the front with stained glass leaded top panels, radiator and built-in storage cupboard.

Bathroom
The bathroom has a white suite including a panelled bath with chrome hand rails and a mixer tap and hand held shower, hand basin with mixer tap and two drawers beneath, corner shower with a Triton electric shower, tiling to two walls and protective glazed doors and screens, two opaque double glazed windows, half tiled walls and a radiator.

Separate w.c.
Having a low flush w.c. and an opaque double glazed window.

Garage
32'3 x 8'3 approx (9.83m x 2.51m approx)
To the left hand side of the property there is a double tandem garage which has an up and over door to the front and windows to the rear and side. A door leads out to the path at the side of the garage and power and lighting is provided.

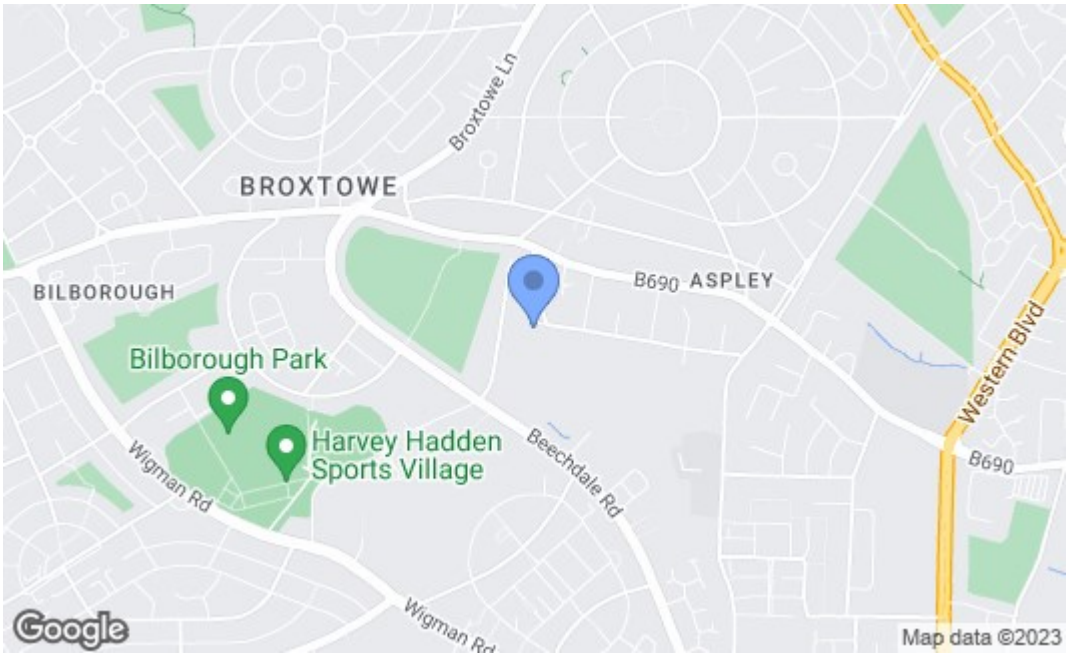
Outside
At the front of the property there is parking for several vehicles and access either side of the property to the rear garden. There is a wall with railings to the right hand boundary and outside power points are provided.

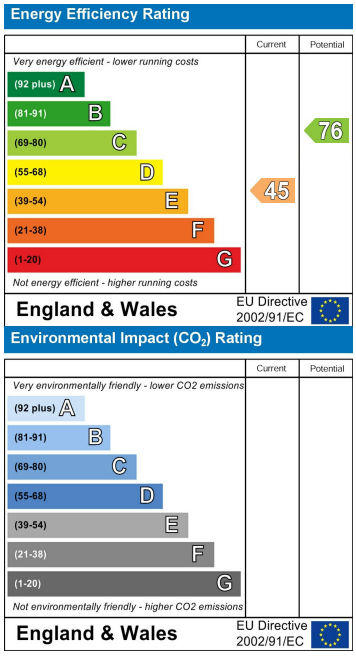
The rear garden is a particularly important feature of this lovely home with there being a large slabbed patio area to the side of the house which also provides access to two wooden sheds and a greenhouse and behind one of the sheds there is a bin storage area and a gate which leads out to the front of the property. There is a large lawned garden area at the rear of the house and this has established borders and planting to the sides and there is then a large play area which has play equipment which will most likely remain at the property when it is sold, two apple and two cherry trees and there is a path leading down to the sheds which run along the rear and side of the garden. The sheds are joined and there is also a summerhouse/shed which is linked to the main shed complex. The rear garden is kept private by having fencing to the side boundaries with hedging and natural screening running along the rear boundary, several water butts which will remain at the property, outside lighting and an outside water supply are provided. There are also external power points next to the sheds which means electrical equipment can be easily used in the rear garden.

Shed 1
24' x 10' approx (7.32m x 3.05m approx)
This shed has lighting, power and a window to the front.

Shed 2
20' x 10' approx (6.10m x 3.05m approx)
This shed has a window to the front, power and lighting.

Council Tax
Nottingham Council Band D





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.

5 Derby Road, Long Eaton, Nottingham, Nottinghamshire, NG10 1LU
longeaton@robertellis.co.uk
0115 946 1818