



Walesby Crescent  
Aspley, Nottingham NG8 3NJ

**£280,000 Freehold**

AN EXTENDED THREE BEDROOM  
DETACHED BUNGALOW OFFERED FOR  
SALE WITH NO UPWARD CHAIN.



ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET THIS LARGER THAN AVERAGE EXTENDED, THREE BEDROOM, TWO BATHROOM DETACHED BUNGALOW SITTING ON A GENEROUS OVERALL PLOT WITH THE ADDED BENEFIT OF BEING BROUGHT TO THE MARKET WITH NO UPWARD CHAIN.

With accommodation on one level comprising entrance lobby to entrance hall with useful cloaks cupboard, cloaks/WC, inner hallway, principal bedroom with en-suite, second size bedroom, third bedroom, family bathroom, living room, kitchen and utility area. The property has a generous loft space, with the possibility for conversion (subject to the relevant permissions).

The property also benefits from a large loft space (with light), gardens to three sides, driveway providing off-street parking and garage with electrically operated garage door.

Other benefits to the property include gas fired central heating and double glazing throughout.

The property is situated within this popular and established yet quiet cul de sac location sitting amongst other bungalows, retaining easy access via good nearby road networks to hospital connections, Nottingham city centre and the local town centres of Beeston and Wollaton for shopping and amenities.

The property sits on a level lying plot, affording easy access from front to back and would ideally suit those looking to downsize to a single level property yet remain active in the outdoor areas.

There is also the potential of gaining a second access point from the neighbouring road to the rear, subject to ongoing conversations with the Local Council.

We highly recommend an internal viewing.



### ENTRANCE LOBBY

3'7" x 1'4" (1.1 x 0.43)

UPVC panel and double glazed front entrance door with double glazed windows to the front and side of the door. Further panel and glazed internal door to the entrance hall.

### ENTRANCE HALL

14'4" (max) x 9'2" (max) x 2.8

Coving, dado rail, radiator, wall light points, useful double size cloaks cupboard, doors to living room, kitchen, bathroom, bedroom 2 and separate WC. Opening through to the inner hallway

### CLOAKS/WC

7'4" x 5'4" (2.26 x 1.63)

Two piece suite comprising low flush WC and corner wash hand basin with storage cupboard beneath. Double glazed window to the front with fitted blinds, radiator, coving and loft access point to a large lit and insulated loft space.

### LIVING ROOM

16'6" x 12'2" (5.03 x 3.72)

Double glazed bow window to the front (with fitted blinds), radiator, media points, coving, decorative ceiling rose, central chimney breast incorporating coal effect gas fire and door back through to the hallway.

### BREAKFAST KITCHEN

15'0" x 10'4" (4.58 x 3.17)

Comprising a range of matching fitted base and wall storage cupboards and drawers with roll top work surfaces incorporating 1½ bowl sink unit with draining board, mixer tap and tiled splashbacks. Fitted four ring gas hob with extractor over and oven beneath, space for under-counter appliances, corner display shelving, double glazed window to the rear (with fitted blinds), radiator, coving, ample space for dining table and chairs, boiler cupboard housing the Worcester gas fired central heating boiler with shelving space below, panel and glazed door to the utility area.

### UTILITY AREA

11'8" x 6'4" (3.58 x 1.94)

Plumbing and space for washing machine, space for extra kitchen appliances if required, built-in storage cupboards, cloaks cupboard with shelving and hanging space, UPVC double glazed exit doors to the garden and driveway, double glazed windows to the side and rear.

### INNER HALLWAY

10'11" x 2'10" (3.33 x 0.88)

Door to bedroom 3, coving and further door to principal bedroom to the end of the corridor.

### BEDROOM 3

11'0" x 7'2" (3.37 x 2.19)

Double glazed window to the front (with fitted blinds), radiator, coving.

### PRINCIPAL BEDROOM

16'4" x 12'0" (5 x 3.66)

Double glazed window (with fitted blinds) to the side overlooking the gardens, radiator, coving and dado rail. Door to en suite.

### EN-SUITE

12'0" x 5'0" (3.66 x 1.54)

Three piece suite comprising tiled and enclosed double shower cubicle with Mira Sport electric shower, wash hand basin and push-flush WC. Double glazed window to the rear (with fitted blinds), radiator, coving, spotlights, extractor fan.

### BEDROOM 2

10'9" x 10'5" (3.29 x 3.18)

Double glazed window (with fitted blinds) overlooking the rear gardens, radiator, wall light point, coving and a range of fitted bedroom furniture including double fitted wardrobes, central drawer unit and overhead storage cupboards.

### FAMILY BATHROOM

7'4" x 6'4" (2.24 x 1.95)

Two piece suite comprising bath with Mira electric shower over, wash hand basin with storage cupboards beneath. Fully tiled walls, double glazed window to the rear (with fitted roller blind), wall mounted shaver point, radiator and storage cupboard with shelving.

### OUTSIDE

To the front of the property there is a lowered kerb access point to a driveway providing off-street parking to both the front and left hand side of the property, depending on the size of the car. Pedestrian gated access then leads through to the side garden. There is an external lighting point and the driveway continues down the left hand side of the property, in turn providing access to the garage which is operated via an electric door. The rear and side gardens comprise a private 'L' shaped garden section incorporating two separate lawn areas, surrounded by flower beds and borders. There is an extensive paved patio area, ideal for entertaining, greenhouse, secondary seating area, pedestrian gated access leading back round to the front driveway, which also offers hard standing for a timber storage shed. Within the garden there is also an external lighting points and water tap.

### GARAGE

14'3" x 12'2" (4.35 x 3.73)

Incorporating an 'L' shape section offering useful storage or workshop space, electrically operated front garage door, power and lighting points.

### DIRECTIONAL NOTE

From the Nottingham Crown Island, continue along in the direction of Nottingham City Hospital, taking an eventual left turn at the traffic light junction adjacent to the retail park incorporating Lidl and Costa. Continue along before taking a right hand turn at the next traffic light junction onto Redbourne Road, taking the first left onto Walesby Crescent. Continue into the cul de sac in the corner and the property can be found tucked away in the left hand corner.

### AGENTS NOTE

Work is being carried out on the third bedroom off the hallway and will incorporate plastered walls and door before completion.

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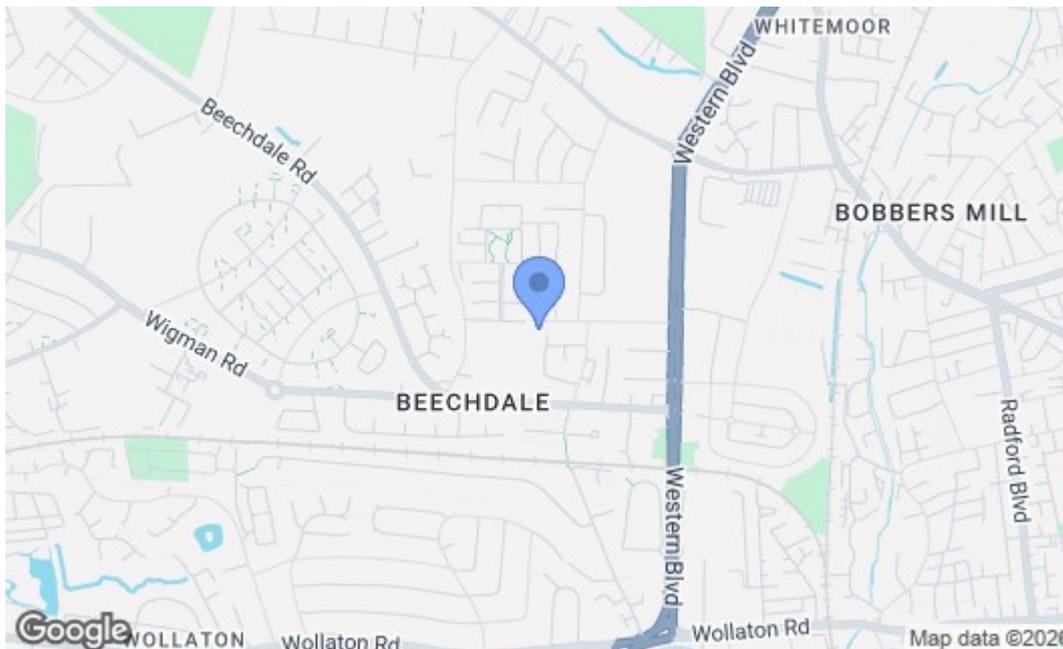
It is understood that the Council are open to conversations regarding a second access point to the property from the neighbouring road, Chalfont Drive. We ask that you continue your own enquiries into this (if applicable).



## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		60	76
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>			
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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.