Robert Ellis

look no further. . .

Graylands Road
Bilborough, Nottingham NG8 4ER

AN EXTREMELY WELL PRESENTED THREE BEDROOM SEMI DETACHED HOUSE POSITIONED ON A GENEROUS OVERALL CORNER PLOT OFFERED FOR SALE WITH NO UPWARD CHAIN.

£190,000 Freehold

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ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET WITH NO UPWARD CHAIN THIS EXTREMELY WELL PRESENTED THREE BEDROOM SEMI DETACHED HOUSE POSITIONED ON THIS GENEROUS OVERALL CORNER PLOT WITH GARDENS TO THREE SIDES INCORPORATING OFF-STREET PARKING TO THE REAR.

With potential to extend to the side, or build on the plot as other properties have done (subject to the usual planning permissions and approvals).

The property also benefits from gas fired central heating from a combination boiler, uPVC double glazing, and as previously mentioned off-street parking to the rear.

The accommodation of the property comprises entrance hall, living room, dining kitchen, lobby and WC to the ground floor. The first floor landing then provides access to three bedrooms and a modern three piece bathroom suite.

Subject to the relevant permissions and approvals, there is also the potential to utilise the plot on the corner for extensions or potential other dwellings as other neighbouring properties have done. However, relevant permissions need to be sought from the Local Authority.

The property is situated in close proximity of nearby schooling, transport links and open countryside.

We believe the property would make an ideal first time buy or young family home and highly recommend an internal viewing.

ENTRANCE HALL
12'4" x 6'9" (3.76 x 2.08)
uPVC panel and double glazed front entrance door, staircase rising to the first floor, useful understairs storage cupboard, radiator, tiled floor, coving and door to lounge.

LOUNGE
13'8" x 12'0" (4.19 x 3.67)
Georgian-style double glazed window to the front (with fitted blinds), radiator, media points, coving and double doors to dining kitchen.

DINING KITCHEN
20'11" x 8'7" (6.40 x 2.63)
The kitchen area comprises a matching range of fitted base and wall storage cupboards with roll top work surfaces incorporating counter-level single sink and draining board with mixer tap. Space for cooker, full height fridge/freezer and plumbing for washing machine. Two double glazed windows to the rear (both with matching fitted roller blinds), radiator, ample space for dining table and chairs, double doors back to the living room, panel and glazed door to the rear ground floor lobby.

LOBBY
4'11" x 4'5" (1.51 x 1.36)
uPVC double glazed French doors opening out to the garden and latched door to WC.

WC
3'5" x 4'1" (1.06 x 1.27)
Houses a high flush WC, tiling to dado height and window to the side.

FIRST FLOOR LANDING
Double glazed window to the side (with fitted blinds), coving, loft access point and doors to all bedrooms and bathroom.

BEDROOM ONE
13'7" x 12'2" (4.15 x 3.72)
Double glazed window to the front (with fitted blinds), radiator, laminate flooring and a range of fitted wardrobes.

BEDROOM TWO
13'6" x 8'5" (4.13 x 2.59)
Double glazed window to the rear (with fitted blinds, overlooking the rear garden), radiator and laminate flooring.

BEDROOM THREE
8'9" x 8'6" (2.67 x 2.61)
Georgian-style double glazed window to the front (with fitted blinds), radiator, laminate flooring and fitted overstairs cabin-style bed making the most of the floor space whilst also offering storage underneath.

BATHROOM
7'1" x 6'1" (2.16 x 1.86)
Modern white three piece suite comprising panel bath with central mixer tap and handheld shower attachment, wash hand basin with mixer tap and storage cabinets and drawers beneath and hidden cistern push flush WC. Fully tiled walls, double glazed window to the rear (with fitted roller blind), radiator and coving.

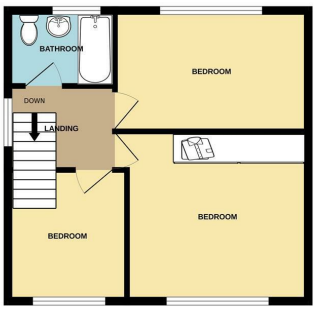
OUTSIDE
The property sits on a generous overall corner plot with gardens to the front, side and rear. The front garden incorporates a front lawn with privacy screening in terms of a hedgerow on the boundary line, planted borders housing a variety of bushes and shrubbery, pedestrian gate and pathway providing access to the front entrance door and pedestrian gate then providing access into the side and rear gardens. The side and rear gardens are predominantly lawned (ideal for families) incorporating an artificial lawn, seating area which incorporates a brick built barbeque area and pallet made "L" shaped garden bench. The gardens are again extremely private with privacy screening in terms of hedgerows to the boundary line and also offer an array of planted mature bushes, shrubs, trees and plants. The garden also has a good size garden shed, external water tap, double power socket and lighting point. Beyond the garden there is gated access to the rear driveway which is also gated for security purposes and offers off-street parking space for two/three vehicles (depending on the size of the car). Within the garden there is also a useful external garden store with a lighting point running parallel to the ground floor lobby.

DIRECTIONAL NOTE
From Stapleford proceed in the direction of Bramcote onto Coventry Lane and proceed past the Crematorium to the Balloon Wood traffic lights. Veer right and continue along Trowell Road before taking a left hand turn onto Glaisdale Drive. Continue along before taking an eventual left hand turn onto Staverton Road before taking a right hand turn onto Graylands Road. The property can then be found on the right hand side.

Ref: 7874NH

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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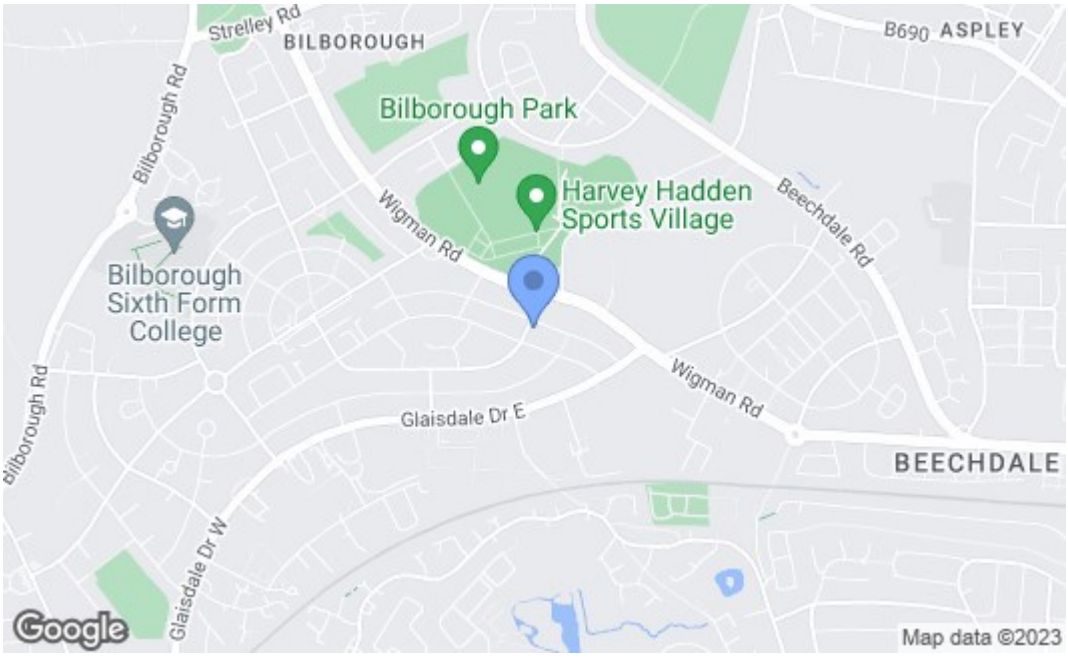

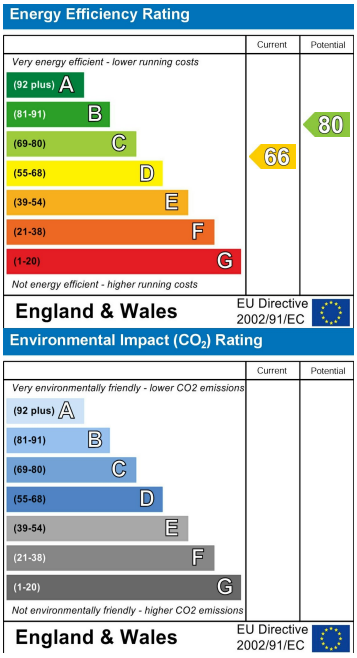

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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