Robert Ellis

look no further. . .

Greymede Avenue
Woodhouse Park, Nottingham NG8 6FB

AN EXECUTIVE, FIVE YEAR OLD, BARRATT HOMES, FOUR BEDROOM DETACHED HOUSE

£465,000 Freehold

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ROBERT ELLIS ARE DELIGHTED TO BRING TO THE MARKET FOR THE FIRST TIME SINCE CONSTRUCTION, A 2017 BARRATT HOMES CONSTRUCTED, EXECUTIVE, FOUR DOUBLE BEDROOM, TWO BATHROOM, THREE TOILET DETACHED FAMILY HOUSE, SITUATED WITHIN THIS SOUGHT AFTER AND NOW WELL ESTABLISHED RESIDENTIAL DEVELOPMENT.

With accommodation over two floors comprising entrance hall, study, cloaks/w.c., living room, dining room, kitchen/diner and utility room to the ground floor. The first floor landing provides access to a principal suite with walk-in wardrobe and en suite, three further bedrooms and family bathroom.

Other benefits to the property include a sixteen solar panel system, ensuring lower home running costs, double driveway leading to a set-back garage, generous 'L' shaped gardens, UPVC double glazing, gas central heating and an A* rating for energy consumption.

The property itself sits favourably within close proximity of excellent nearby road and transport networks including the M1 and A52. There is also easy access to the Nottingham Express Tram terminus, nearby countryside, supermarkets, other amenities and shopping facilities, as well as two eateries and nearby public houses.

We believe the property would ideally suit a growing family, as there is also easy access to excellent nearby schooling and we therefore highly recommend an internal viewing.

ENTRANCE HALL
16'10" x 6'7" (5.14 x 2.03)
Composite and double glazed front entrance door, staircase rising to the first floor, radiator with display cabinet, meter box cupboard, doors to living room, dining room, study, kitchen and w.c. Useful understairs storage space and extractor fan.

CLOAKS/W.C.
6'11" x 2'9" (2.12 x 0.85)
White two piece suite consisting of push-flush w.c., wash hand basin with mixer tap and tiled splashbacks, tiled display shelving, radiator and extractor fan.

LIVING ROOM
20'7" x 11'5" (6.28 x 3.5)
Double glazed bay window to the front with fitted blinds, additional double glazed window to the side, also with fitted blinds and double glazed French doors opening out to the rear garden, with double glazed windows to either side of the door, two radiators, media points and decorative fireplace.

DINING ROOM/PLAYROOM
12'0" x 9'6" (3.66 x 2.92)
Double glazed bay window to match the lounge to the front with fitted blinds, additional double glazed window to the side with fitted blinds and radiator.

STUDY
9'6" x 6'7" (2.92 x 2.01)
Double glazed window to the side with fitted blinds and radiator.

KITCHEN/DINER
16'9" x 13'5" (5.12 x 4.11)
Comprising a range of matching fitted base and wall storage cupboards with square edge work surfaces incorporating inset 1½ bowl sink unit with draining board and swan-neck mixer tap, fitted four ring gas hob with extractor over, inbuilt eye level oven, integrated fridge/freezer and dishwasher, double glazed windows to the side and rear, both with fitted blinds, double glazed French doors opening out to the rear garden with double glazed windows to either side of the door, ample space for dining table and chairs, t.v. point, radiator and opening through to the utility space.

UTILITY ROOM
5'3" x 4'9" (1.61 x 1.46)
Square edge work surfacing to match the kitchen, plumbing and space for washing machine and tumble dryer, boiler cupboard housing the gas fired central heating boiler, double glazed window to the side with fitted blinds, radiator and extractor fan.

FIRST FLOOR LANDING
Doors to all bedrooms and bathroom, double glazed window to the rear with fitted blinds, airing cupboard housing the hot water tank and access to an insulated loft space.

BEDROOM 1
13'7" x 11'9" (4.15 x 3.59)
Two double glazed windows to the front with fitted blinds and radiator, separate room thermostat, door to walk-in wardrobe and door to en suite.

WALK-IN WARDROBE
6'3" x 6'1" (1.93 x 1.87)
Double glazed window to the rear, ample space for his and hers storage.

EN SUITE
6'6" x 4'10" (1.99 x 1.49)
Modern white three piece suite comprising double walk-in shower cubicle with decorative tiles and mains fed shower, push-flush w.c. and wash hand basin with mixer tap and tiled splashbacks. Double glazed Georgian style window to the front with fitted roller blind, extractor fan, radiator and shaver point.

BEDROOM 2
12'11" x 10'9" (3.96 x 3.28)
Two double glazed windows to the front, both with fitted blinds and radiator.

BEDROOM 3
12'5" x 9'6" (3.81 x 2.92)
Two double glazed windows to the side, both with fitted blinds and radiator.

BEDROOM 4
9'6" x 6'9" (2.92 x 2.06)
Double glazed window to the side with fitted blinds and radiator.

BATHROOM
6'11" x 6'2" (2.12 x 1.88)
Modern white three piece comprising panel bath with glass shower screen, mixer tap and mains fed shower over, wash hand basin with mixer tap, tiled splashbacks and push-flush w.c. Georgian style double glazed window to the side with fitted roller blinds, extractor fan and radiator.

OUTSIDE
To the front of the property there is a central pathway providing access to the front entrance door with decorative railings surrounding the property and planted barked flower beds. There is a double driveway leading down the right hand side of the property providing off-street parking for two cars, which in turn leads to the garage. The 'L' shaped garden consists of an initial paved patio area, ideal for entertaining, with access doors from the living room and kitchen. This then leads onto a generous lawn section, enclosed by brick wall and timber fencing to the boundary lines and runs behind the back of the garage. Pedestrian gated access onto the double driveway. External lighting point and water tap.

GARAGE
Up and over door to the front, pitched room, power and lighting points.

DIRECTIONAL NOTE
Leave Stapleford along Coventry Lane in the direction of Wollaton and Bramcote. At the Balloon Woods crossroads, continue straight over and proceed in the direction of Strelley Village. Continue over the next set of traffic lights before taking a left turn into the Woodhouse Park development and follow the road round to the right onto Boswell Street. Continue along before reaching the turn with Greymede Avenue and the property can then be found on the right hand side, identified by our For Sale Board.

Ref: 7442nh

AGENTS NOTE
There is a service charge equating to £19.00 per month, payable by the development's residents.

GROUND FLOOR
699 sq.ft. (65.0 sq.m.) approx.

1ST FLOOR
687 sq.ft. (63.8 sq.m.) approx.

TOTAL FLOOR AREA : 1386 sq.ft. (128.8 sq.m.) approx.

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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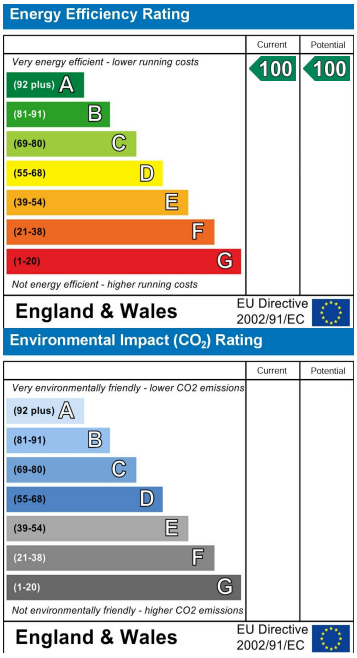

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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