Robert Ellis

look no further. . .

Westerham Close
Bilborough, Nottingham NG8 4PT

A THREE BEDROOM SEMI DETACHED HOUSE.

£195,000 Freehold

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ROBERT ELLIS ARE DELIGHTED TO BRING TO THE MARKET WITH NO UPWARD CHAIN THIS THREE BEDROOM SEMI DETACHED HOUSE SITUATED WITHIN THIS POPULAR AND ESTABLISHED RESIDENTIAL LOCATION.

Offering a wide plot incorporating a block paved gated driveway for off-street parking. This then leads out to a generous garden space to the rear and internal accommodation arranged over two floors.

The accommodation comprises an entrance hallway, living room, dining room, kitchen (recently re-fitted within the last two years approx), pantry, rear lobby and WC to the ground floor. The first floor landing then offers three bedrooms and a bathroom.

The property also benefits from gas fired central heating from a combination boiler, double glazing, alarm system, off-street parking and generous grounds and gardens to the property overall. The rear garden was re-landscaped in Summer 2022.

The property is situated within a quiet residential cul de sac within easy reach of nearby schooling and good transport links to the surrounding area, these include also offering easy access to the nearby motorway junction and localised A roads.

Due to the condition and effort put into the property over more recent years, we believe that the property would suit that of a first time buyer or young family. We therefore highly recommend an internal viewing.

ENTRANCE HALL
10'5" x 5'10" (3.20 x 1.80)
Composite and double glazed front entrance door, double glazed window to the side (with fitted blinds), radiator, staircase rising to the first floor, alarm control panel, useful understairs storage cupboard. Doors to lounge and kitchen.

LIVING ROOM
15'0" x 10'11" (4.58 x 3.34)
Double glazed window to the front (with fitted blinds), radiator, Adam-style fire surround incorporating pebble effect electric fire, media points, coving and wall light points.

DINING ROOM
10'7" x 7'11" (3.23 x 2.42)
Double glazed window to the rear (with fitted blind), radiator, wall light points, coving and opening through to the living room.

KITCHEN
10'10" x 9'8" (3.32 x 2.97)
Recently re-fitted comprising a matching range of base and wall storage cupboards with laminate roll top work surfaces incorporating porcelain one and a half bowl sink unit with draining board and mixer tap. Built-in eye level oven, decorative tiled splashbacks, plumbing and space for under-counter washing machine, uPVC double glazed window to the rear (with fitted roller blind), uPVC panel and double glazed door to the rear lobby. Door to pantry with hand crafted fixed shelving and work top space, double glazed window to the side and space for under-counter appliance (if required), with power points. Raised plinth area for freestanding fridge/freezer.

REAR LOBBY
3'4" x 2'9" (1.03 x 0.86)
Composite and double glazed exit door to outside and door to WC.

WC
4'9" x 2'8" (1.47 x 0.83)
Housing a push flush WC, double glazed window to the side, radiator and wall mounted Logic gas fired combination boiler (for central heating and hot water purposes).

FIRST FLOOR LANDING
Double glazed window to the side (with fitted blinds), radiator, loft access point to a part boarded and insulated loft space with an approximate height of 7ft in the centre. Doors to all bedrooms and bathroom.

BEDROOM ONE
13'2" x 12'0" (4.02 x 3.67)
Double glazed window to the front (with fitted blinds), radiator, coving and fitted double wardrobe.

BEDROOM TWO
12'7" x 9'3" (3.84 x 2.83)
Double glazed window to the rear (overlooking the rear garden, with fitted blinds), radiator.

BEDROOM THREE
8'11" x 7'11" (2.74 x 2.42)
Double glazed window to the front (with fitted blinds), radiator and useful fitted overstairs storage cupboard.

BATHROOM
8'4" x 5'5" (2.55 x 1.67)
White four piece suite comprising panel bath, separate tiled and enclosed shower cubicle with mains shower and sliding door glass shower screens, wash hand basin with storage cupboards beneath and push flush WC. Fully tiled walls, tile effect flooring, spotlights, extractor fan, radiator and double glazed window to the rear (with fitted roller blind).

OUTSIDE
Wrought iron double gate providing access to a block paved driveway providing off-street parking for two vehicles. Planted decorative barked areas housing a variety of mature bushes and shrubbery, front lawn and central circular decorative slate chippings. Also to the front, there is an external lighting point and pedestrian gated access through to the rear garden.

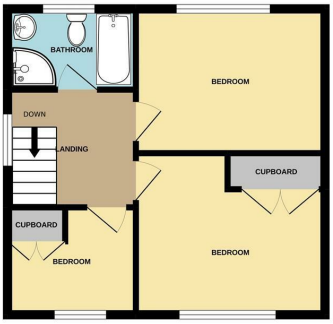
SIDE & REAR GARDEN
Greeted initially with decorative gravel chippings which lead onto a recently fitted raised deck entertaining space with a lawn to the side of this area. The garden is enclosed by timber fencing with concrete posts and gravel boards to the boundary line and incorporates an external lighting point and water tap. Within the rear garden, there is also external power, pedestrian gated access leading back around to the front, external utility cupboard outside store with power.

DIRECTIONAL NOTE
Leave our office on Derby Road, Stapleford and turn left at the Roach traffic lights on to Church Street. At the bend in the road turn right on to Hickings Lane and proceed past the entrance to the park. At the mini-roundabout turn right on to Ilkeston Road and at the next mini roundabout turn left on to Coventry Lane. At the baloon woods crossing continue over on to the A6002 (Bilborough Road) and take an eventual right turn on to Bramhall Road. Turn left on to Hanslope Crescent and right on to Chidlow Road. Turn right again on to Westerham Close. The property can then be found on the left hand side.

REF : 7720NH

GROUND FLOOR
390 sq.ft. (36.3 sq.m.) approx.

1ST FLOOR
397 sq.ft. (36.9 sq.m.) approx.



TOTAL FLOOR AREA : 787 sq.ft. (73.1 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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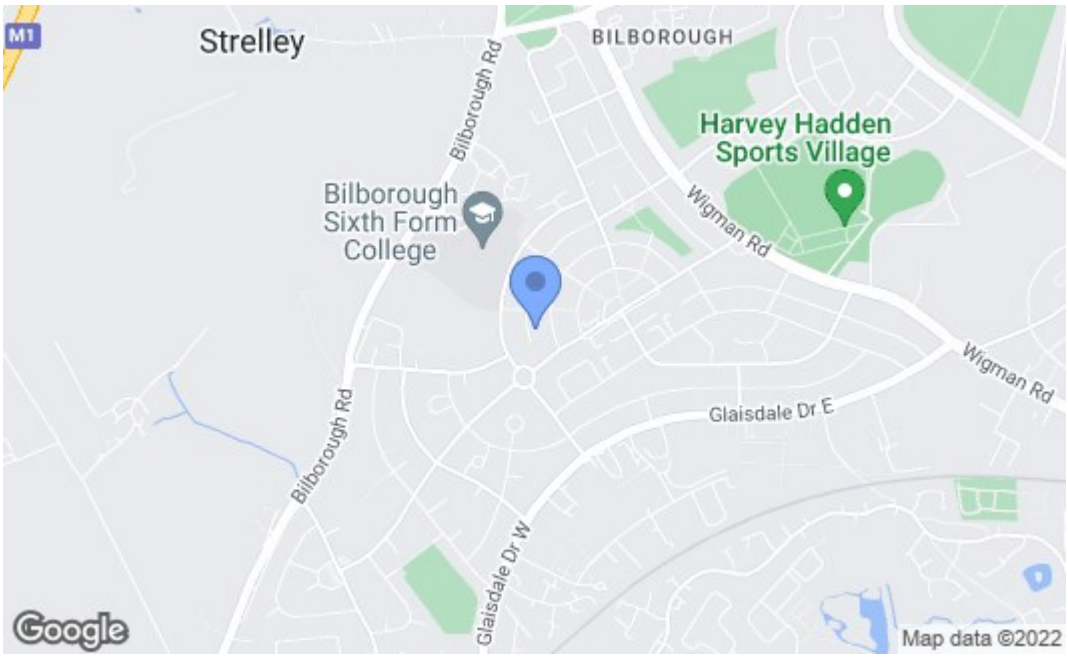

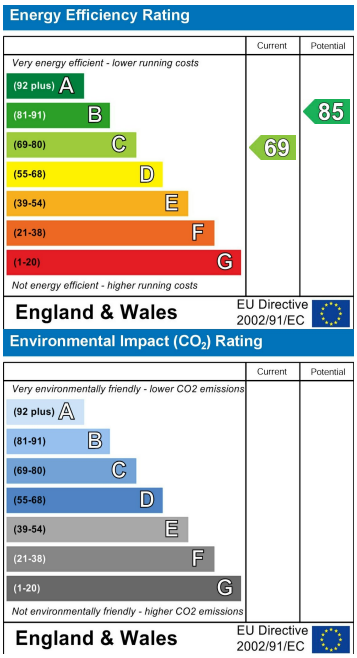

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