Robert Ellis

look no further. . .

Mayland Close
Bilborough, Nottingham NG8 4HX

A WELL PRESENTED THREE BEDROOM
END TERRACED HOUSE.

£215,000 Freehold

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ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET THIS WELL PRESENTED THREE BEDROOM END TERRACED HOUSE, TUCKED AWAY IN THIS POPULAR AND ESTABLISHED RESIDENTIAL CUL DE SAC LOCATION.

With accommodation over two floors, the ground floor comprises entrance porch leading through to inner hallway, spacious dual aspect lounge/diner, kitchen and conservatory. The first floor landing then provides access to three bedrooms, shower room and separate WC.

The property also benefits from a recently replaced gas fired combination boiler, double glazing, front and rear gardens, and provision for a parking space to the block paved forecourt (subject to lowering the kerb).

As previously mentioned, the property is location in this cul de sac location within close proximity of nearby schooling for all ages. There is also easy access to great transport links and access to open countryside.

Built of traditional construction, we believe this property will make an ideal first time buy or young family home and we highly recommend an internal viewing.

PORCH
8'6" x 4'8" (2.60 x 1.44)
uPVC panel and double glazed side entrance door, Georgian-style double glazed windows to both the front and the adjacent side, laminate flooring, further uPVC panel and double glazed door leading through to the inner hallway.

INNER HALLWAY
6'5" x 6'3" (1.98 x 1.92)
Staircase rising to the first floor, radiator, internal single glazed window, useful double storage closet with hanging rail, opening through to the lounge/diner and kitchen.

THROUGH LOUNGE/DINER
23'5" x 10'2" (7.16 x 3.10)
Sliding double glazed patio doors to the rear half of the room leading through to the conservatory, Georgian-style uPVC double glazed windows to the front, two radiators, media points, laminate flooring, door access leading back to the hallway and kitchen.

KITCHEN
19'4" x 7'6" (5.91 x 2.31)
Comprising a matching range of fitted base and wall storage cupboards incorporating roll top work surfaces with space for Range-style cooker and inset triple bowl sink with central swan-neck style mixer tap. Decorative tiled splashbacks, space for full height fridge freezer, plumbing for washing machine, tiled floor, uPVC panel and double glazed door to the rear, opening through to the conservatory with double glazed window to the side of the door, glass fronted crockery cupboards, tiling to the walls, useful understairs pantry with decorative exposed brickwork.

CONSERVATORY
16'7" x 7'6" (5.06 x 2.29)
uPVC construction with sloping ceiling incorporating fitted blinds, power points, water tap, uPVC panel and double glazed exit door to the garden.

FIRST FLOOR LANDING
Doors to all bedrooms, shower room and WC. Loft access point. Useful storage cupboard with shelving.

BEDROOM ONE
11'6" x 10'2" (3.51 x 3.11)
Georgian-style double glazed window to the front, radiator, useful overstairs storage cupboard with hanging rail. This room currently accommodates a super king size bed.

BEDROOM TWO
11'3" x 11'2" (3.43 x 3.42)
Double glazed window to the rear overlooking the rear garden, radiator.

BEDROOM THREE
11'6" x 5'8" (3.53 x 1.74)
Georgian-style double glazed window to the front (with fitted blinds), radiator.

BOILER CLOSET
Housing the recently replaced gas fired combination boiler for central heating and hot water purposes.

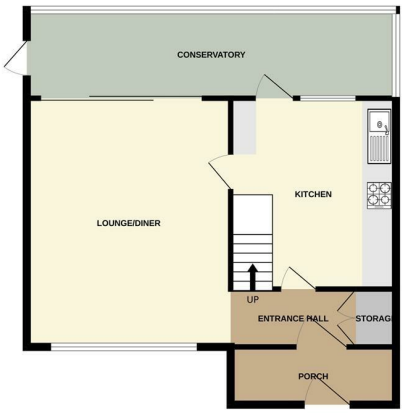
SHOWER ROOM
7'2" x 4'9" (2.20 x 1.47)
White two piece suite comprising tiled and enclosed shower cubicle with 'Triton' electric shower with glass screen and glass shower door, wash hand basin with mixer tap with storage cupboards and cabinets beneath. Fully tiled walls and floor, radiator, double glazed window to the rear (with fitted roller blind).

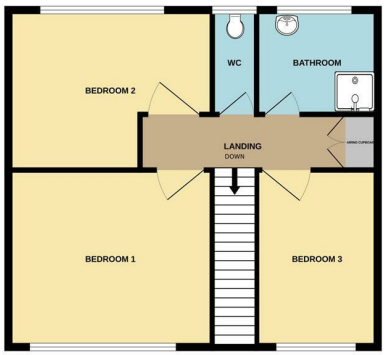
WC
7'2" x 2'6" (2.20 x 0.77)
Tile effect flooring, double glazed window to the rear, low flush WC.

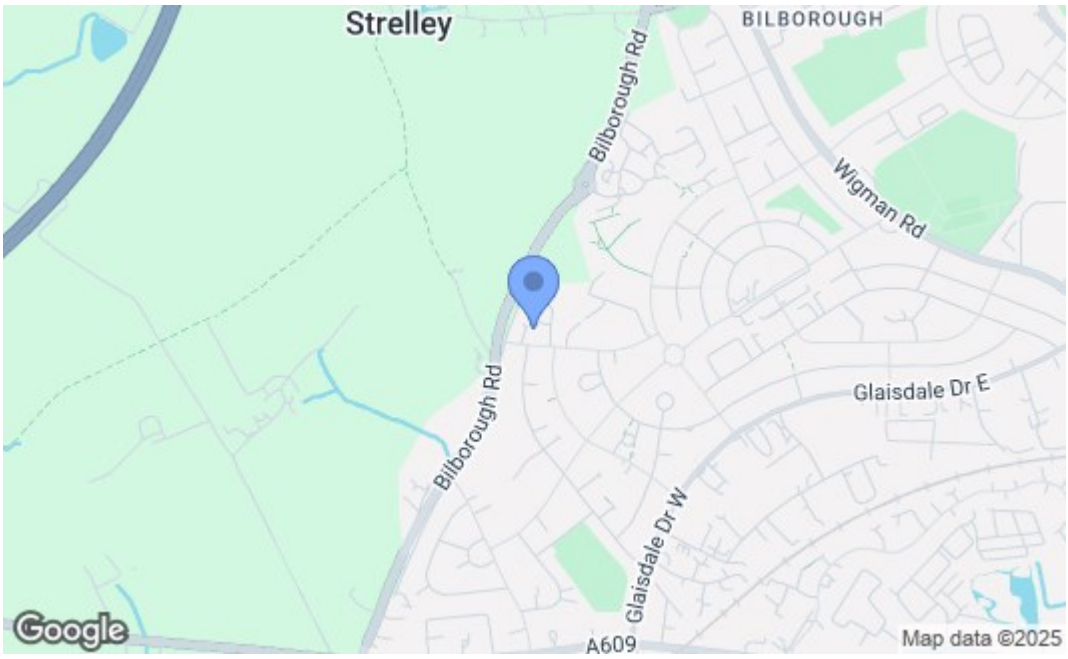
OUTSIDE
To the front of the property there is a decorative picket fence to the boundary lines, a generous size front garden which incorporates decorative plum slate chippings, an array of rockery style garden with chipped decorative bark and a variety of mature bushes and shrubbery. A pathway provides access to the front entrance door. There is a block paved forecourt with provision for off-street parking (subject to lowering the kerb).

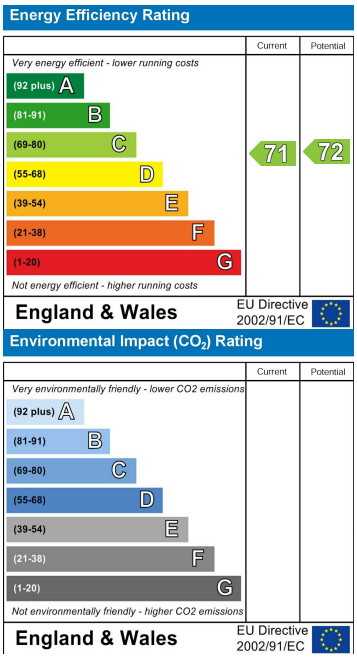
TO THE REAR
Enclosed by timber fencing to the boundary lines, designed for straightforward maintenance being predominantly block paved throughout with two useful timber storage sheds to the foot of the plot. There is an external water tap and lighting points.

DIRECTIONS
Upon leaving Stapleford towards Bramcote via Coventry Lane towards Wollaton, continue straight over the Trowell crossroads at Balloon Woods onto Bilborough Road. Take an eventual right hand turn onto Bramhall Road and then take the first left. Take the first left again into the cul de sac of Mayland Close and the property can be found on the left hand side.









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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