



**Hedgerow Close
Bilborough, Nottingham NG8 4JD**

A 30% SHARED OWNERSHIP MODERN
TWO BEDROOM END TOWN HOUSE
SITUATED IN THIS CUL DE SAC LOCATION.

£60,000 Leasehold - Share of Freehold

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ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET THIS NEARLY NEW 30% SHARED OWNERSHIP TWO BEDROOM MODERN END TOWN HOUSE SITUATED IN THIS QUIET RESIDENTIAL CUL DE SAC LOCATION.

Being sold in conjunction with NCHA, the property is currently being sold as a 30% shared ownership. However, there is the option to acquire a larger share, or even the full share, at £200,000 subject to approval by the Housing Association.

The property offers accommodation over two floors, the ground floor comprising of a side entrance hallway, front living room, rear dining kitchen and WC. The first floor landing provides access to two double bedrooms and a bathroom.

The property also benefits from a remaining term of its NHBC new build warranty, solar panels offering a reduction in energy use, as well as heating throughout the property being provided from an air source heat pump.

The property was constructed by Mercer only a few years ago and has since been well kept and further improved by the current owner.

Other benefits include off-street parking, end of cul de sac location, quiet non-overlooked rear garden, outside wooden shed storage.

The property offers easy access to excellent nearby transport links such as Junctions 25 and 26 of the M1 motorway, as well as local A roads and tram services situated at Toton Lane and Phoenix Park.

There is a vast array of nearby schooling for all ages, shops, services and amenities, as well as ample outdoor countryside space in the local area.

The purchaser would need to be approved for the relevant scheme via the Housing Association and is generally targeted at first time buyers.

We highly recommend an internal viewing.



SIDE ENTRANCE HALL

6'3" x 5'4" (1.91 x 1.64)

Feature composite double glazed front entrance door, radiator, doors to living room and kitchen diner, two useful storage closets.

LIVING ROOM

14'7" x 13'0" (4.45 x 3.98)

Double glazed windows to both the front and side, turning staircase rising to the first floor with decorative wood spindle balustrade, radiator, media points.

KITCHEN DINER

13'0" x 11'3" (3.98 x 3.44)

The kitchen comprises a matching range of fitted base and wall storage cupboards and drawers, with marble effect roll top work surfaces incorporating one and a half bowl sink unit with draining board and mixer tap. Fitted four ring electric hob with extractor over and electric oven beneath. Plumbing for the washing machine, space for full height fridge/freezer, further under-counter plumbing space for dishwasher and/or tumble dryer, double glazed windows to both the side and rear (with fitted roller blinds), uPVC panel and double glazed exit door to outside, radiator, spotlights, ample space for table and chairs.

WC

6'1" x 3'9" (1.86 x 1.15)

Modern white two piece suite comprising push flush WC and wash hand basin with mixer tap and tiled splashback. Radiator, extractor fan.

FIRST FLOOR LANDING

Double glazed window to the side (with fitted Roman blind), radiator, loft access point to a partially boarded and insulated loft space. Doors to both bedrooms and bathroom.

BEDROOM ONE

13'1" x 11'3" (4.00 x 3.45)

Double glazed windows to both the front and side, radiator, high-speed internet cable point.

BEDROOM TWO

13'1" x 10'6" (4.00 x 3.22)

Double glazed windows to both the side and rear (both with fitted roller blinds), radiator, high-speed internet cable.

BATHROOM

9'3" x 5'9" (2.84 x 1.77)

Modern white three piece suite comprising panel bath with glass shower screen, mixer tap and mains shower over, wash hand basin with mixer tap and tiled splashbacks, push flush WC. Tiling surrounding the bath, radiator, shaver point, extractor fan, tiled flooring, spotlights, airing cupboard housing the water cylinders.

OUTSIDE

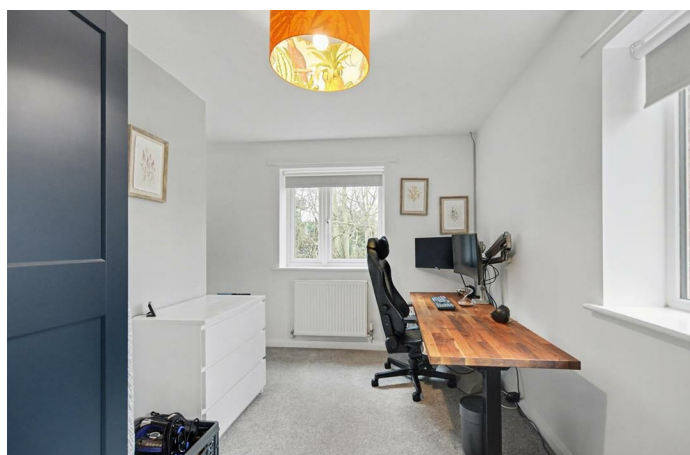
To the front of the property there is a block paved driveway to the front providing off-street parking with paved pathway leading down the side of the house to the entrance door flanked by decorative gravel stone and raised flowerbeds. Continue along the path to the left hand side, access to the entrance door which in turn continues providing gated access into the rear garden. The rear garden is enclosed by timber fencing to the boundary lines and offers a paved patio seating area (ideal for entertaining) with a shaped garden lawn and further gravel patio situated to the foot of the plot. Within the garden there is a timber storage shed and water tap.

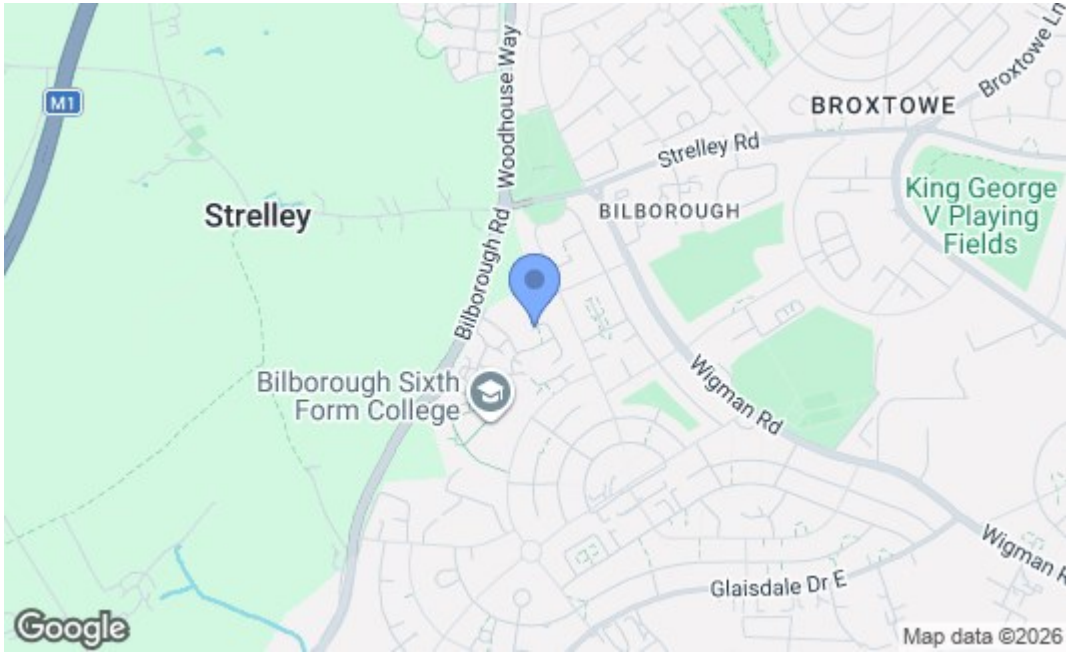
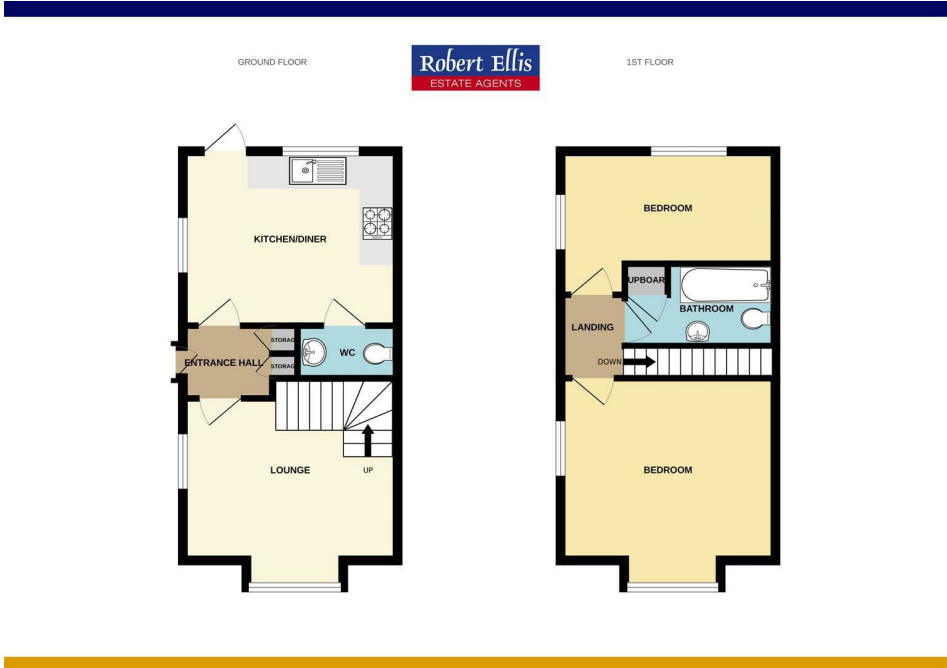
DIRECTIONS

Upon leaving Stapleford through Bramcote in the direction of the crematorium, continue straight over Balloon Wood crossroads onto Bilborough Road. At the Bilborough College roundabout, take a right turn on College Way and continue to Hedgerow Close. Follow the road all the way to the left and the property can be identified by our For Sale board.

AGENTS NOTE

The property is currently owned and being sold as a 30% shared ownership in conjunction with NCHA where the onward purchaser would need to get written approval to proceed with the property before solicitors can be engaged. The current charges associated as at 31st March 2026 are £342.63 per month for the rent share, as well as £39.36 per month for the service charge. We ask that your solicitor confirms this information is correct and up to date prior to completion. There is currently 987 years remaining on the lease associated to the shared ownership element of the property.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	99	100
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales 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.