



Church Road  
Bestwood Village, Nottingham NG6 8TN

A THREE-BEDROOM, END TERRACE  
FAMILY HOME SITUATED IN BESTWOOD  
VILLAGE, NOTTINGHAM.

**Guide Price £260,000 Freehold**





\*\* IDEAL FAMILY PROPERTY \*\*

Robert Ellis Estate Agents are proud to bring to the market this RECENTLY REFURBISHED THREE-BEDROOM, END TERRACE PROPERTY situated in BESTWOOD VILLAGE, NOTTINGHAM.

The property is a stone's throw away from Hucknall town center accommodating local amenities, shops, and restaurants. Nottingham City Centre, and surrounding villages/towns, with a bus stop 100 meters away. The home is located ideally for families with local schools within walking distance. The property sits in a great location close to countryside walks nearby.

Upon entry, you are welcomed into the hallway with a staircase leading to the landing area, modern fitted kitchen, dining room, living room, and garden room overlooking the landscaped rear garden. The stairs lead to the landing, first double bedroom, second double bedroom, third bedroom, and family bathroom.

The property sits on a good sized corner plot with a gated block paved driveway providing ample off the road parking and a low maintenance front garden. To the rear of the property there is a large enclosed landscaped rear garden comprising of a large laid to lawn area and paved patio areas.

Viewing is highly recommended to appreciate the LOCATION and size of this family property!





## Front of Property

The property sits on a good sized corner plot. Gated block paved driveway providing ample off the road parking. Block paved low maintenance front garden. Gated pathway to the front entrance. Brick wall and railing surrounding.

## Entrance Hallway

UPVC double glazed leaded door to the front elevation. UPVC double glazed leaded windows to the front elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point. Ceiling rose. Coving to the ceiling. Under the stairs storage cupboard. Carpeted staircase to First Floor Landing. Internal wooden panel doors leading into Kitchen and Living Room

## Kitchen

15'10 x 7'11 approx (4.83m x 2.41m approx)  
UPVC double glazed leaded window to the side elevation. Wooden flooring. Recessed ceiling spotlights. Range of contemporary fitted wall and base units incorporating laminate worksurfaces above. Stainless steel 1.5 bowl sink with swan neck dual heat tap. Integrated eye level oven and microwave. 4 ring AEG induction hob with stainless steel extractor hood over. Integrated washing machine. Integrated dishwasher. Integrated wine fridge. Space and point for freestanding American style fridge freezer. Open through to Dining Room. UPVC double glazed leaded door leading into Conservatory

## Dining Room

10'9 x 10' approx (3.28m x 3.05m approx)  
UPVC double glazed leaded window to the front elevation. Wooden flooring. Wall mounted radiator. Recessed ceiling spotlights.

## Living Room

12'4 x 12'2 approx (3.76m x 3.71m approx)  
Carpeted flooring. Wall mounted double radiator. Recessed spotlights to the ceiling. Wall light points. Feature fireplace incorporating living flame gas fire, stone hearth and surround. UPVC double glazed French doors leading into Conservatory

## Conservatory

18'7 x 9'04 approx (5.66m x 2.84m approx)  
UPVC double glazed windows to side and rear elevations. UPVC double glazed roof windows. Laminate flooring. Wall mounted double radiator providing year round use. Wall light points. UPVC double glazed French doors to the side elevation leading to the enclosed rear garden. Fitted Storage cupboard.

## First Floor Landing

UPVC double glazed leaded window to the front elevation. Carpeted flooring. Ceiling light point. Coving to the ceiling. Loft access hatch with pull down wooden ladders. Internal panelled doors leading leading into Bedroom 1, 2, 3 and Family Shower Room

## Bedroom 1

12'5 x 12' approx (3.78m x 3.66m approx)  
UPVC double glazed leaded window to the rear elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point. Fitted Wardrobes. TV point.

## Bedroom 2

10'10 x 9'10 approx (3.30m x 3.00m approx)  
UPVC double glazed leaded window to the front elevation. Wooden flooring. Wall mounted radiator. Ceiling light point. TV point.

## Bedroom 3

9' x 8'01 approx (2.74m x 2.46m approx)  
UPVC double glazed leaded window to the rear elevation. Laminate flooring. Wall mounted radiator. Ceiling light point. TV point.

## Family Shower Room

6'03x 5'01 approx (1.91m x 1.55m approx)  
UPVC double glazed leaded window to the side elevation. Tiled flooring. Fully tiled walls. Chrome heated towel rail. Recessed ceiling spotlights. 3 piece suite comprising of a quadrant shower enclosure with mains fed rain water shower head, vanity wash hand basin with dual heat tap and storage cupboards below and a low level flush WC

## Rear of Property

Enclosed landscaped rear garden comprising of a large laid to lawn area, paved patio areas and mature shrubs and trees planted to the borders. Fencing and hedging planted towards the boundaries. Garden shed which measures 10FT x 8FT.

## Garage

Freestanding section garage providing additional secure storage for vehicles, power and lighting.

18FT x 11FT

## Council Tax

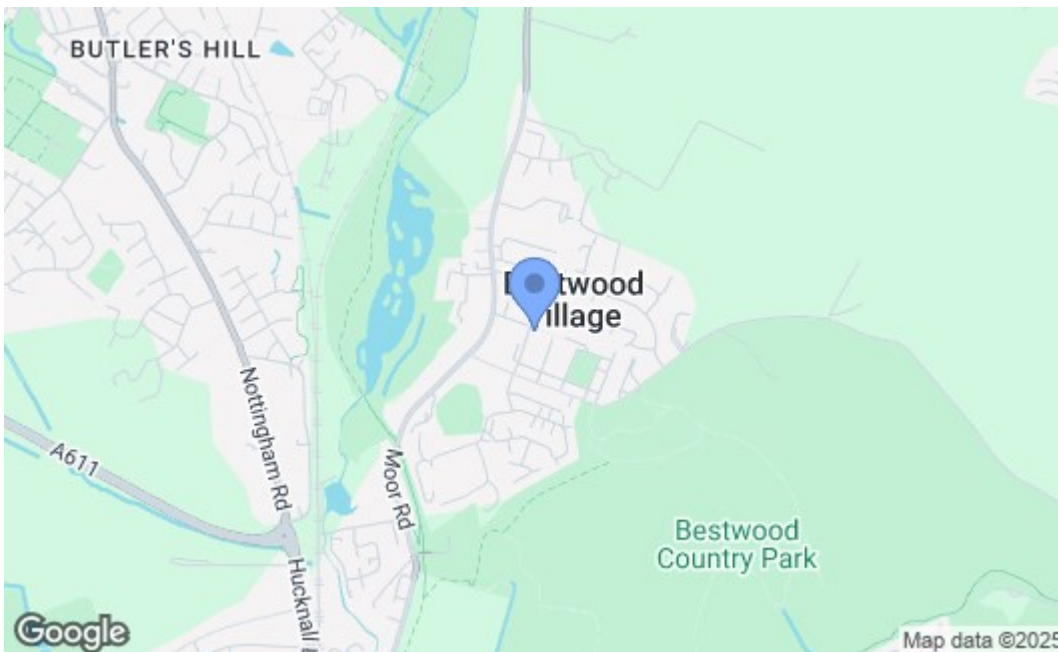
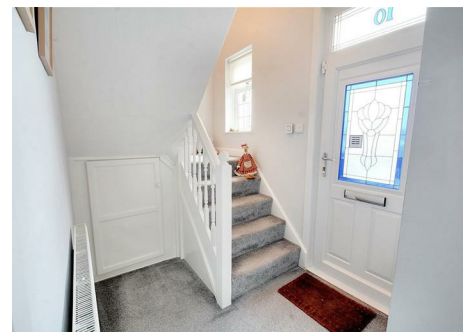
Local Authority Gedling  
Council Tax band A

## Agents Notes: Additional Information

Electricity – Mains supply  
Water – Mains supply  
Heating – Gas central heating  
Septic Tank – No  
Broadband – BT, Sky  
Broadband Speed - Standard 5mbps Ultrafast 1000mbps  
Phone Signal – 02, Vodafone, EE, Three  
Sewage – Mains supply  
Flood Risk – No flooding in the past 5 years  
Flood Defences – No  
Non-Standard Construction – No  
Any Legal Restrictions – No  
Other Material Issues – No



Robert Ellis  
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			78
(69-80) C			
(55-68) D		54	
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.