



Oakwood Drive  
Aspley Hall, Nottingham NG8 3LZ

A THREE-BEDROOM DETACHED FAMILY HOME FOUND ON A GOOD SIZE PLOT SITUATED IN ASPLEY HALL, NOTTINGHAM

**Offers Over £375,000 Freehold**



AN INDIVIDUAL DETACHED THREE-BEDROOM HOME SITUATED IN THE POPULAR LOCATION OF ASPLEY HALL, NOTTINGHAM

Robert Ellis is pleased to be instructed to market this detached property situated in a good family location benefiting from a large driveway to the front and a private garden to the rear.

The property has a very homely feel and for the size of the accommodation to be fully appreciated, we recommend interested parties do take a full inspection, so they are able to see what is included to both the ground and first floors along with the landscaped rear garden.

The property is built of brick to the external elevations under a pitched tiled roof to the main property, and the accommodation derives the benefits of modern refitted gas central heating and double glazing.

In brief, the house includes an entrance porch which leads into an entrance hallway, a ground floor WC, a large living room with a feature fireplace and coal effect gas fire, a dining room, a conservatory and a fitted kitchen. The stairs lead to the landing with three bedrooms, a family bathroom and separate WC.

The property is well placed for easy access to all the shopping facilities provided by Aspley Lane with the ring road providing easy access to many other shopping areas as well as to the city centre, there are excellent schools for all ages close to hand with both the Bluecoat Aspley Academy and Nottingham Girls' Academy within easy walking distance. Alongside, healthcare and sports facilities and the excellent transport links include access around Nottingham via the ring road, the M1 and East Midlands Airport are within easy reach as is Nottingham train station. The property is well placed for easy access to and from the city centre and to many other suburbs and workplaces.



### Entrance Porch

UPVC double glazed entrance door to the front elevation leading into the Entrance Porch. UPVC double glazed opaque windows to the front and side elevations. Linoleum flooring. Recessed spotlights to the ceiling. Internal door leading into the Entrance Hallway

### Entrance Hallway

12'11" x 11'03" approx (3.94m x 3.43m approx)

UPVC double glazed opaque windows to the front elevation. Wooden flooring. Feature column radiator. Ceiling light points. Coving to the ceiling. Carpeted staircase to the First Floor Landing. Built-in under the stairs storage cupboard. Internal doors leading into Lounge, Dining Room, Kitchen and Ground Floor WC

### Lounge

15'3" x 11'08" approx (4.65m x 3.56m approx)

UPVC double glazed picture window to the front elevation. Wooden flooring. Wall mounted double radiators. Ceiling light point. Wall light point. Coving to the ceiling. Feature fireplace incorporating wooden mantle and stone hearth with inset cast iron arch and living flame gas fire. UPVC double glazed sliding doors leading into the Conservatory

### Dining Room

12'7" x 9'08" approx (3.84m x 2.95m approx)

UPVC double glazed window to the rear elevation. Wooden flooring. Wall mounted double radiator. Ceiling light point. Coving to the ceiling

### Kitchen

12'7" x 8'10" approx (3.84m x 2.69m approx)

UPVC double glazed window to the rear elevation. UPVC double glazed door to the side elevation leading to the enclosed rear garden. Tiled flooring. Tiled splashbacks. Feature column radiator. Ceiling light point. Coving to the ceiling. Range of fitted wall, base and drawer units incorporating wooden worksurfaces over. Inset ceramic 1.5 bowl sink and drainer unit with swan neck dual heat tap above. Integrated eye level double oven. Integrated microwave. 4 ring gas hob with extractor unit above. Space and point for integrated fridge freezer. Integrated dishwasher

### Ground Floor WC

4'9" x 3'5" approx (1.45m x 1.04m approx)

UPVC double glazed opaque window to the side elevation. Linoleum flooring. Mosaic tiled splashbacks. Ceiling light point. Wall mounted hand wash basin with dual heat tap. Low level flush WC

### Conservatory

10'10" x 10'10" approx (3.30m x 3.30m approx)

UPVC double glazed windows to the side and rear elevations. UPVC double glazed door to the side elevation leading to the enclosed rear garden. Wooden flooring. Wall mounted double radiator. Ceiling light point

### First Floor Landing

UPVC double glazed window to the front elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point. Coving to the ceiling. Large built-in storage cupboard providing useful additional storage space (6'10" x 4'1" approx) Internal doors leading into Bedroom 1, 2, 3, Family Bathroom and First Floor WC. Door to storage room with shelving and access to part-boarded loft

### Bedroom 1

15'01" x 11'07" approx (4.60m x 3.53m approx)

UPVC double glazed windows to the front and rear elevations. Carpeted flooring. Wall mounted radiator. Ceiling light point. Coving to the ceiling. Built-in wardrobes

### Bedroom 2

12'09" x 9'02" approx (3.89m x 2.79m approx)

UPVC double glazed window to the rear elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point. Coving to the ceiling

### Bedroom 3

9'08" x 8'06" approx (2.95m x 2.59m approx)

UPVC double glazed window to the front elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point. Coving to the ceiling

### Family Bathroom

6'7" x 8'9" approx (2.01m x 2.67m approx)

UPVC double glazed window to the rear elevation. Tiled flooring. Tiled splashbacks. Wall mounted chrome towel radiator. Ceiling light point. 3 piece suite comprising of a panel bath with shower attachment, walk-in shower enclosure with mains fed shower above and a pedestal wash hand basin. Electric shaver point

### First Floor WC

6' x 2'8" approx (1.83m x 0.81m approx)

UPVC double glazed opaque window to the rear elevation. Linoleum flooring. Mosaic tiled splashbacks. Ceiling light point. Wall mounted hand wash basin with dual heat tap. Low level flush WC

### Front of Property

To the front of the property there is a large driveway providing off the road parking and access into Integral Garage, shrubbery and trees planted to the borders and brick wall to the boundaries.

### Rear of Property

To the rear of the property there is an enclosed landscaped rear garden, laid to lawn area, paved patio area, mature shrubbery and trees planted to the borders and fencing to the boundaries.

### Integral Garage

8'7" x 13'11" approx (2.62m x 4.24m approx)

Up and over door to the front elevation. With lighting and ample power points. Plumbing for washing machine. Side door providing access to garden and kitchen

### Agents Notes: Additional Information

Council Tax Band: D

Local Authority: Nottingham City Centre

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank: No

Broadband: BT, Sky

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

Flood Defences: No

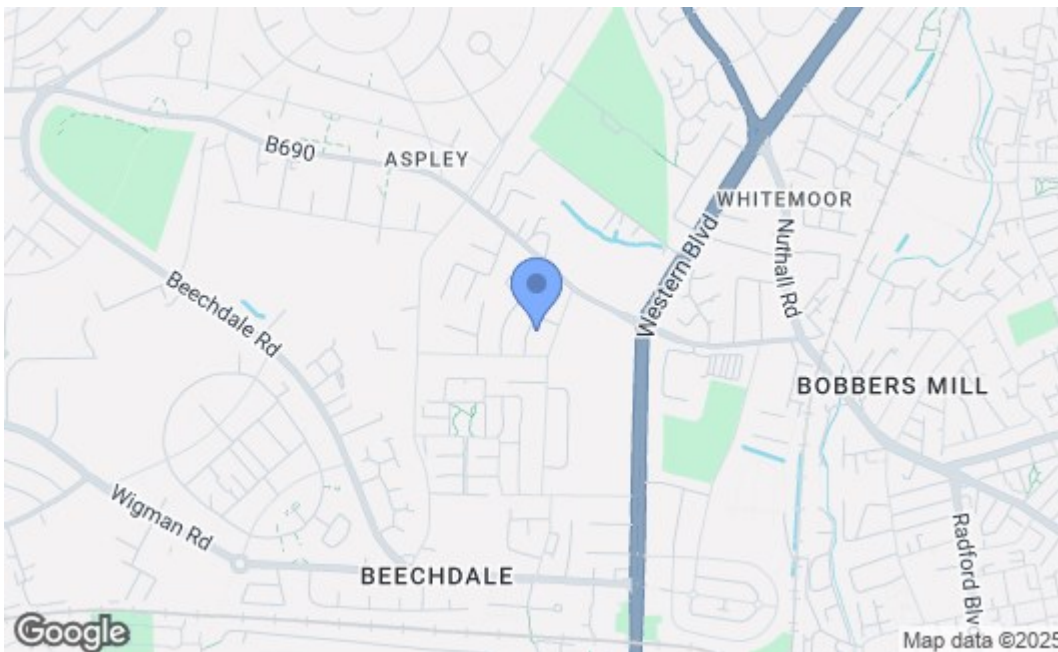
Non-Standard Construction: No

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			82
(81-91) B			
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>		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			
<b>England &amp; Wales</b>		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.