



**Little Oakwood Drive  
Nottingham NG5 5AE**

**£390,000 Freehold**

A FOUR BEDROOM, DETACHED FAMILY HOME SITUATED ON A CUL-DE-SAC WITH A GOOD SIZE PLOT AND STUNNING CONTRYSIDE VIEWS.



**\*\* IDEAL FAMILY HOME \*\***

Robert Ellis Estate Agents are delighted to offer to the market this fantastic four-bedroom, detached family home with countryside views found on the outskirts of Bestwood Country Park. The property comprises a considerable size plot with a large driveway to the front elevation and enclosed landscaped tiered garden to the side and rear.

The property is a stone's throw away from Hucknall and Arnold, with access to many local amenities, shops, and restaurants. Alongside this, it offers easily accessible transport links into Mapperley, Nottingham City centre and surrounding villages/towns. This really would make an ideal home for families.

The property is sited at the bottom of a cul-de-sac which is accessed off Brownlow Drive. It benefits from a generous plot and boasts a lawned front garden and with a driveway for at least 2 cars, leading to the integral garage.

Upon entry, you are greeted by a spacious hallway which leads to the downstairs WC, lounge/dining room, dining kitchen with fitted units and separate utility area with a pantry. The stairs lead up to the landing, first double bedroom with en suite, second double bedroom, third bedroom, fourth bedroom and family bathroom with a three-piece suite.

To the front and rear of property are enclosed generous gardens with patios and raised garden laid to lawn with views over the countryside at the rear.

A viewing is **HIGHLY RECOMMENDED** to appreciate the size and location of this fantastic family home- Contact the office before it's too late!



### Entrance Hallway

Wooden entrance door to the front elevation leading into the Entrance Hallway. Carpeted flooring. Wall mounted radiator. Carpeted staircase leading to the First Floor Landing. Built-in under the stairs storage cupboard. Internal doors leading into the Lounge Diner, Kitchen and Ground Floor WC

### Lounge Diner

22'11" x 11'6" approx (6.99m x 3.51m approx)

UPVC double glazed bow fronted windows to the front elevation. UPVC double glazed sliding doors to the rear elevation. Carpeted flooring. Wall mounted radiators. Wall light points. Coving to the ceiling. Ceiling roses. Feature wall mounted electric fireplace. Internal doors leading the the Entrance Hallway & Kitchen

### Kitchen

13'5" x 9'11" approx (4.09m x 3.02m approx)

UPVC double glazed window to the rear elevation. Vinyl tile effect flooring. Tiled splashbacks. Wall mounted radiator. Coving to the ceiling. Range of fitted wall and base units incorporating worksurfaces above. Breakfast bar with seating space. Stainless steel sink and drainer unit with dual heat tap. Integrated oven. 4 ring gas hob with extractor unit above. Integrated dishwasher. Integrated fridge freezer. Internal door leading into the Entrance Hallway Lounge Diner and Utility Room

### Ground Floor WC

5'8" x 2'7" approx (1.73m x 0.79m approx)

UPVC double glazed window to the side elevation. Vinyl flooring. Tiled splashbacks. Wall mounted radiator. Ceiling light point. Corner wall hung vanity wash hand basin. with hot and cold taps. Low level flush WC

### Utility Room

10'1" x 4'11" approx (3.07m x 1.50m approx)

UPVC double glazed window to the side elevation. Vinyl tile effect flooring. Tiled splashbacks. Wall mounted radiator. Range of fitted wall and base units incorporating worksurfaces above. Space and point for freestanding tumble dryer. Space and plumbing for an automatic washing machine. Fully serviced Baxi gas central heating boiler. Internal doors leading into Kitchen and and Pantry Cupboard (8'9" x 3'10" approx. with space and point for freezer. External door to the rear elevation leading to the enclosed rear garden

### First Floor Landing

Carpeted flooring. Loft access hatch. Internal doors leading into Bedroom 1, 2, 3, 4 and Family Bathroom

### Bedroom 1

17'6" x 10'11" approx (5.33m x 3.33m approx)

2 x UPVC double glazed windows to the front elevation. Carpeted flooring. Wall mounted radiator. Coving to the ceiling. Built-in wardrobes. Internal doors leading into the First Floor Landing and En-Suite Shower Room

### En-Suite Shower Room

8'11" x 6'3" approx (2.74m x 1.91m approx)

UPVC double glazed window to the front elevation. Vinyl flooring. Wall mounted radiator. Coving to the ceiling. 3 piece suite comprising of a

quadrant shower enclosure with mains fed shower above, semi recessed vanity wash hand basin with storage cupboard below and a low level WC

### Bedroom 2

12' x 11'9" approx (3.66m x 3.58m approx)

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

### Bedroom 3

11'6" x 8'11" approx (3.51m x 2.72m approx)

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

### Bedroom 4

8'5" x 7'4" approx (2.57m x 2.24m approx)

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

### Family Bathroom

8' x 7'6" approx (2.44m x 2.29m approx)

UPVC double glazed window to the side elevation. Modern tiled splashbacks. Wall mounted towel radiator. Ceiling light point. Modern 3 piece suite comprising of a bath with dual heat tap with mains fed shower above, pedestal wash hand basin with hot and cold taps and a low level flush WC. Airing cupboard housing the hot water cylinder and shelving

### Front of Property

The property is sited at the bottom of a cul-de-sac which is accessed off Brownlow Drive. To the front of the property there is a driveway providing off the road vehicle hard standing leading to the integral garage, shrubbery and trees planted to the borders

### Rear of Property

To the rear there is a good size enclosed garden with a large paved patio area, garden laid to lawn, shrubs and trees planted to the borders, summerhouse with picturesque views over neighbouring countryside whilst incorporating an additional tiered garden.

### Agents Notes: Additional Information

Council Tax Band: D

Local Authority: Nottingham

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank: No

Broadband: BT, Sky

Broadband Speed: Standard 20mbps Ultrafast 1000mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

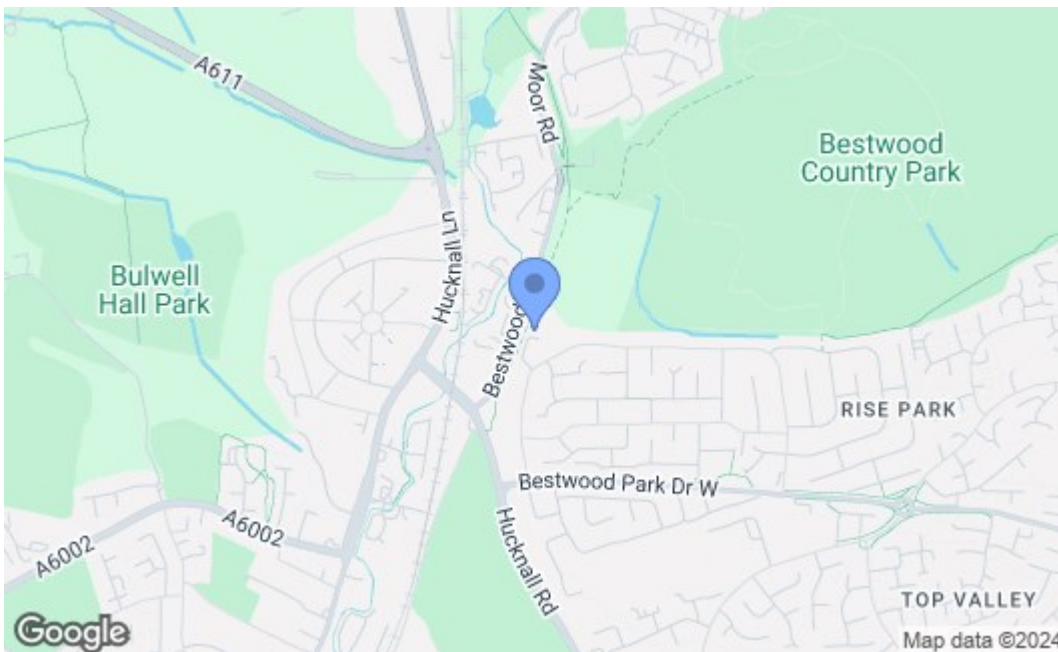
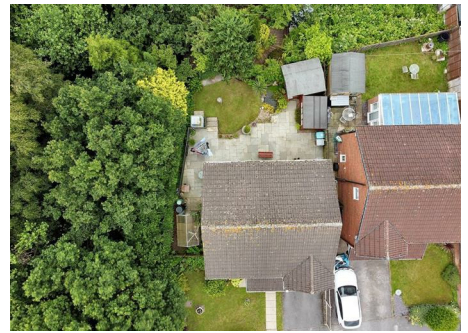
Flood Defences: No

Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
			81
		60	
<b>England &amp; Wales</b>		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			
<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.