

Robert Ellis

look no further...



Newholm Drive
Nottingham
NG11 7FR

£295,000 Freehold

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An extended four bedroom detached house with a garage.

Situated in this sought after and well established residential location, readily accessible for a variety of local shops and amenities including schools, transport links, Queens Medical Centre and the A52. This fantastic property is considered an ideal opportunity for a range of potential purchasers including growing families.

In brief, the internal accommodation comprises entrance hall, lounge, dining room and kitchen/breakfast room to the ground floor. To the first floor you will find three good sized double bedrooms, a further single bedroom, family bathroom and WC.

To the front of the property you will find a block paved driveway with car standing for two vehicles, a gravel garden, mature trees and shrubs, and side access leading to the generous and enclosed rear garden which includes a patio overlooking the lawn beyond, a range of mature trees and shrubs, stocked beds and borders, and a useful storage shed.

Offered to the market with the benefit of ready to move into condition, UPVC double glazing and gas central heating throughout, a light and airy versatile living space and chain free vacant possession. This property must be viewed in order to be fully appreciated.



Entrance Hall

UPVC double glazed front door with flanking windows, stairs to the first floor, radiator, useful under stairs storage cupboard. Door to the kitchen/breakfast room.

Kitchen/Breakfast Room

16'4" x 8'0" (4.99m x 2.45m)

Range of modern wall, base and drawer units, work surfaces, sink with draining board and mixer tap, integrated electric oven with microwave, integrated gas hob with air filter over, tiled flooring and splashbacks, space for a fridge/freezer, plumbing for a washing machine and tumble dryer, spotlights, breakfast bar, UPVC double glazed door and window to the rear, pantry. Door to the dining room.

Dining Room

10'5" x 9'2" (3.2m x 2.81m)

Carpeted reception room with UPVC double glazed sliding patio doors to the rear, radiator. Opening to the lounge.

Lounge

12'11" x 10'9" (3.95m x 3.3m)

Carpeted reception room with uPVC double glazed window to the front, radiator, gas fire with stone surround.

First Floor Landing

Loft hatch. Doors to the bathroom and four bedrooms.

Bedroom One

13'4" x 10'1" (4.07m x 3.08m)

Carpeted double bedroom with built-in wardrobes, UPVC double glazed window to the front, radiator.

Bedroom Two

10'9" x 10'1" (3.28m x 3.08m)

Carpeted double bedroom with UPVC double glazed window to the rear, radiator, airing cupboard housing the hot water cylinder.

Bedroom Three

14'9" x 7'3" (4.5m x 2.23m)

Carpeted double bedroom with UPVC double glazed window to the front, radiator.

Bedroom Four

9'10" x 7'3" (3.02m x 2.21m)

Carpeted bedroom with UPVC double glazed window to the front, radiator.

Bathroom

Comprising a walk-in shower, wash hand basin inset to a vanity unit, tiled walls, radiator, UPVC double glazed window to the rear, extractor fan.

WC

Low flush WC, tiled walls, UPVC double glazed window to the side.

Outside

To the front of the property you will find a block paved driveway with car standing for two vehicles, a gravel garden, mature trees and shrubs, and side access leading to the generous and enclosed rear garden which includes a patio overlooking the lawn beyond, a range of mature trees and shrubs, stocked beds and borders, and a useful storage shed.

Council Tax

Nottingham City Council Band C.

Material Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Sewage – Mains supply

Flood Risk : Rivers & the Sea - Low Risk, Surface Water - Low Risk

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

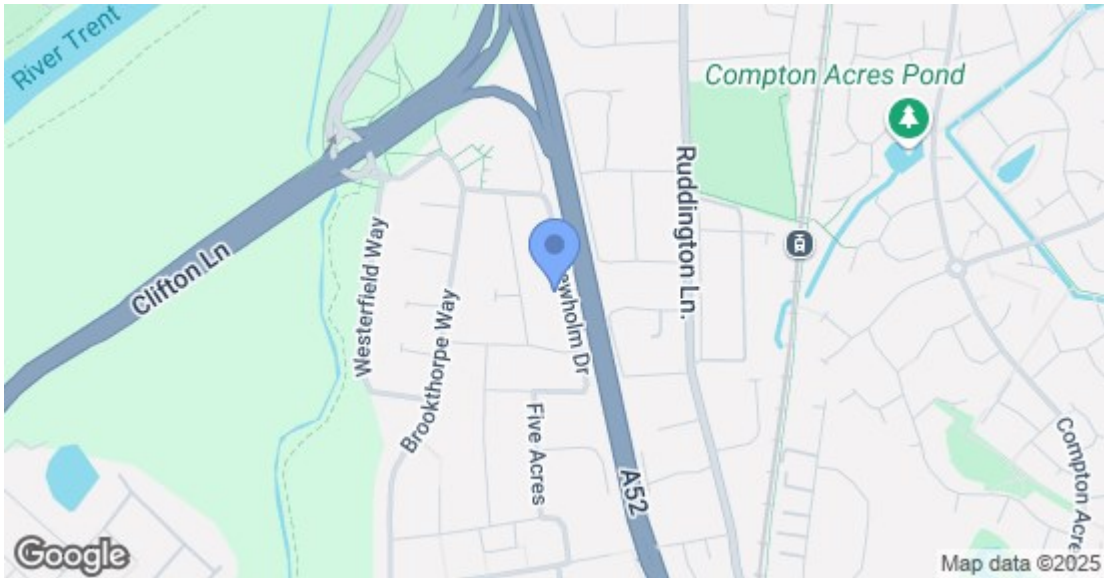
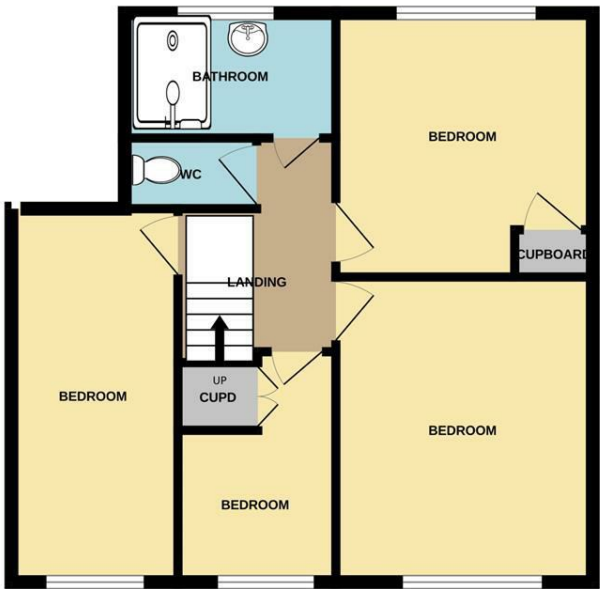
Other Material Issues – No

Disclaimer:

These details and Key facts 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. Full material information is available in hard copy upon request.



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ESTATE AGENTS



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		75
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	48	
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		

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