



Verder Grove  
Heron Ridge, Nottingham NG5 9BH

A THREE-BEDROOM, DETACHED FAMILY HOME SITUATED IN HERON RIDGE, NOTTINGHAM.

**Guide Price £240,000 Freehold**





Robert Ellis Estate Agents are delighted to bring to market this stunning three-bedroom detached family home, perfectly positioned in the sought-after area of Heron Ridge, Nottingham.

This beautifully presented property is just a short drive from the bustling Arnold Town Centre, offering a variety of local amenities, shops, and restaurants. Excellent transport links provide easy access to Mapperley, Nottingham City Centre, and nearby villages, making it a convenient choice for commuters. Families will also appreciate the proximity to highly regarded schools, including West Glade Primary and Park Vale Academy.

Stepping inside, you're welcomed into a bright and inviting entrance hallway with stairs leading to the first floor. The spacious lounge provides a warm and comfortable space to relax, while the stylish kitchen diner offers modern appliances and flows seamlessly into the beautifully landscaped rear garden — perfect for entertaining and outdoor enjoyment.

Upstairs, the landing leads to two generous double bedrooms, a third bedroom, and a well-appointed family bathroom. The home sits on a substantial plot, featuring a driveway to the front with access to a garage and utility room. The low-maintenance rear garden, with its contemporary design, offers a private retreat for family and friends to enjoy.

This is the perfect home for families, first-time buyers, or anyone looking for a well-connected, stylish living space. Don't miss out — contact the office today to arrange your viewing before it's gone!





### Entrance Hallway

4'2 x 5'7 approx (1.27m x 1.70m approx)

UPVC leaded entrance door to the front elevation. Carpeted flooring. Ceiling light point. Staircase to first floor landing. Panel door leading through to the lounge.

### Lounge

11'11 x 14'2 approx (3.63m x 4.32m approx)

UPVC double glazed window to the front elevation. Carpeted flooring. Wall mounted radiator. Ceiling light points. Wall light points. Coving to the ceiling. Feature fireplace incorporating an electric living flame effect fire. Internal glazed door leading through to the open plan kitchen diner.

### Kitchen Diner

15'2 x 10'7 approx (4.62m x 3.23m approx)

UPVC double glazed window to the rear elevation. UPVC double glazed sliding door leading out to the enclosed rear garden. Laminate floor covering. Wall mounted radiator. Tiled splashbacks. Ceiling light points. A range of matching wall and base units incorporating laminate work surface above. 1.5 sink with dual heat tap above. Space and point for a freestanding oven. Extractor unit. Space and point for a freestanding fridge freezer. Ample space for a dining table. Under the stairs pantry providing useful additional storage with built in shelving.

### First Floor Landing

6'6 x 8'10 approx (1.98m x 2.69m approx)

UPVC double glazed window to the side elevation. Carpeted flooring. Ceiling light point. Coving to the ceiling. Loft access hatch. Airing cupboard housing hot water cylinder with further additional storage space. Panel doors leading into the bedroom 1, 2, 3 and family bathroom.

### Bedroom 1

12'4 x 8'6 approx (3.76m x 2.59m approx)

UPVC double glazed window to the front elevation. Carpeted flooring. Wall mounted radiator. Wall light points. Coving to the ceiling. Built-in wardrobes providing ample storage space.

### Bedroom 2

10'1 x 8'5 approx (3.07m x 2.57m approx)

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

### Bedroom 3

9'3" x 6'7" approx (2.84m x 2.03m approx)

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

### Family Bathroom

6'6 x 6'04 approx (1.98m x 1.93m approx)

UPVC double glazed window to the rear elevation. Tiled flooring. Tiled walls. Wall mounted radiator. Recessed spotlights to ceiling. Modern 3 piece suite comprising of a walk-in quadrant shower enclosure with electric Mira shower above, semi recessed vanity wash hand basin with dual heat tap and storage cupboards below and a low level flush WC.

### Utility Room

7'06 x 8'09 approx (2.29m x 2.67m approx)

UPVC double glazed window to the rear elevation. Carpeted flooring. Ceiling light point. A range of matching wall and base units incorporating laminate work surface above. Space and plumbing for an automatic washing machine. Space and point for a freestanding tumble dryer. Internal door leading through to the garage.

### Garage

16'08 x 7'08 approx (5.08m x 2.34m approx)

Up and over door to the front elevation. Light & power. Internal door leading through to the utility room.

### Front of Property

To the front of the property there is a driveway providing off the road parking, a garden laid to lawn and a pathway to the front entrance door.

### Rear of Property

To the rear of the property there is an enclosed low maintenance rear garden comprising of a large paved patio area, laid to lawn area, mature shrubbery planted to the borders and fencing to the boundaries. Outside lighting and awning. Views over neighbouring school fields, creating a private rear aspect.

### Agents Notes: Additional Information

Council Tax Band: C

Local Authority: Nottingham

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky, Virgin

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

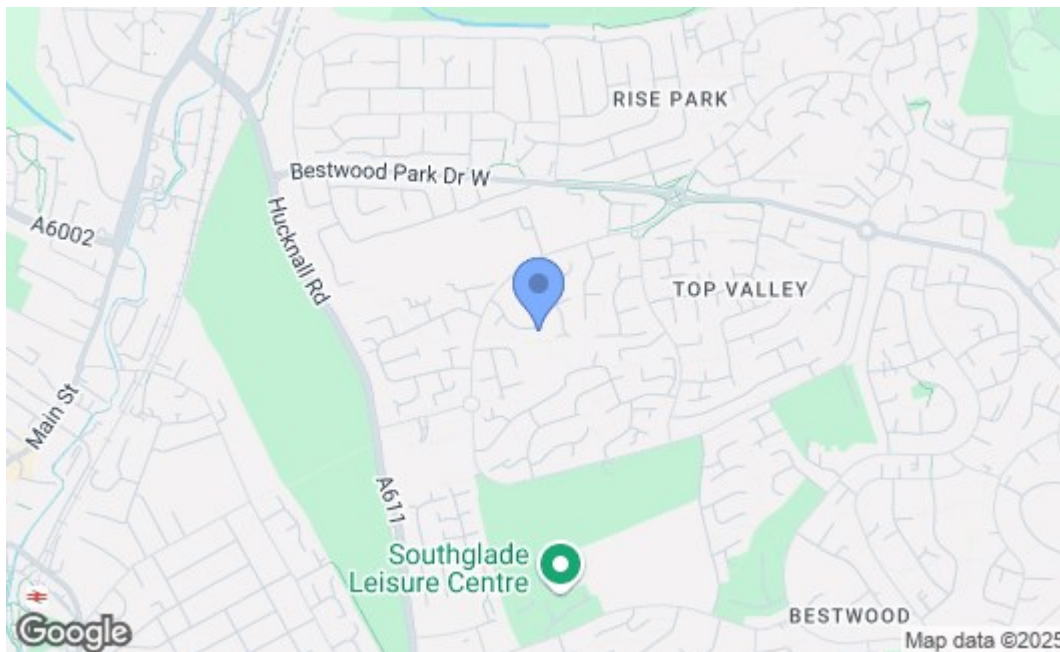
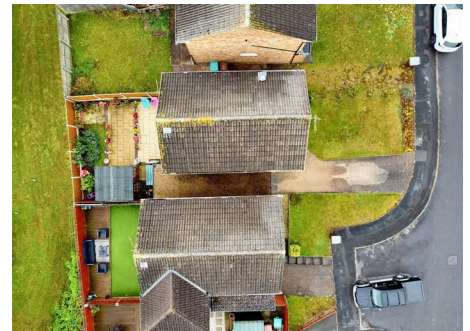
Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No

952NM/HM





| Energy Efficiency Rating  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs                     |  |                         |           |
| (92 plus) A   |  |                         | 83        |
| (81-91) B   |  |                         |           |
| (69-80) C   |  |                         |           |
| (55-68) D   |  | 66                      |           |
| (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.