



Torkard Drive  
Heron Ridge, Nottingham NG5 9HR

A THREE BEDROOM SEMI- DETACHED  
HOME SITAUED IN HERON RIDGE,  
NOTTINGHAM

**Offers Over £200,000 Freehold**





Robert Ellis Estate Agents are delighted to offer to the market this THREE BEDROOM SEMI- DETACHED HOME situated in Heron Ridge, Nottingham

The property is located a short drive away from Arnold Town centre offering many local amenities, shops, and restaurants. Alongside this, it offers easily accessible transport links into Mapperley, Nottingham City Centre, and surrounding villages/towns. You have West Glade Primary and Park Vale Academy within the area, making it ideal for families.

In brief the property comprises of entrance hall way, lounge, kitchen/diner, three bedrooms and a family bathroom.

Externally there is an integral garage, a driveway for multiple cars and a rear garden.

Call today to arrange your viewing!



### Entrance Hallway

UPVC entrance door to the front elevation. Wall mounted radiator. Staircase leading to the First Floor Landing. Internal door leading into Lounge

### Lounge

9'7" x 14'9" approx (2.94 x 4.52 approx)

Double glazed bay fronted window to the front elevation. Laminate flooring. Wall mounted radiator. Coving to the ceiling. Dado rail. Feature gas fireplace with tiled hearth and wooden surround

### Kitchen Diner

9'10" x 15'1" approx (3.01 x 4.61 approx)

Double glazed window to the rear elevation. Double glazed sliding doors to the rear elevation. Laminate and Linoleum flooring. Tiled splashbacks. Wall mounted radiator. Coving to the ceiling. Range of matching wall, base and drawer units incorporating worksurfaces over. Integrated electric oven. Gas hob with extractor unit above. Double sink and drainer unit with dual heat tap above. Space and plumbing for automatic washing machine. Space and plumbing for freestanding dishwasher. Space and point for freestanding fridge freezer. Pantry cupboard.

### First Floor Landing

Double glazed window to the side elevation. Carpeted flooring. Loft access hatch. Built-in storage cupboard housing boiler unit. Internal doors leading into Bedroom 1, 2, 3 and Family Bathroom

### Bedroom 1

8'4" x 12'8" approx (2.56 x 3.87 approx)

Double glazed windows to the front elevation. Laminate flooring. Wall mounted radiator. Built-in wardrobes, fitted units and vanity area

### Bedroom 2

12'9" x 8'6" approx (3.90 x 2.60 approx)

Double glazed windows to the rear elevation. Laminate flooring. Wall mounted radiator. Built-in storage cupboard

### Bedroom 3

6'5" x 9'6" approx (1.98 x 2.91 approx)

Double glazed windows to the front elevation. Laminate flooring. Wall mounted radiator. Built-in over the stairs storage cupboard

### Family Bathroom

6'5" x 6'4" approx (1.97 x 1.95 approx)

UPVC double glazed window to the rear elevation. Linoleum flooring. Tiled splashbacks. Wall mounted towel radiator. Recessed spotlights to the ceiling. 3 piece suite comprising of a bath with a dual heat tap with a mains fed shower above, vanity wash hand basin with dual heat tap and storage cupboards below and a WC

### Front of Property

To the front of the property there is a driveway providing off the road parking.

### Rear of Property

To the rear of the property there is an enclosed rear garden with a laid to lawn area, patio area, surrounded by hedging and fencing with access into the garage

### Agents Notes: Additional Information

Council Tax Band: B

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

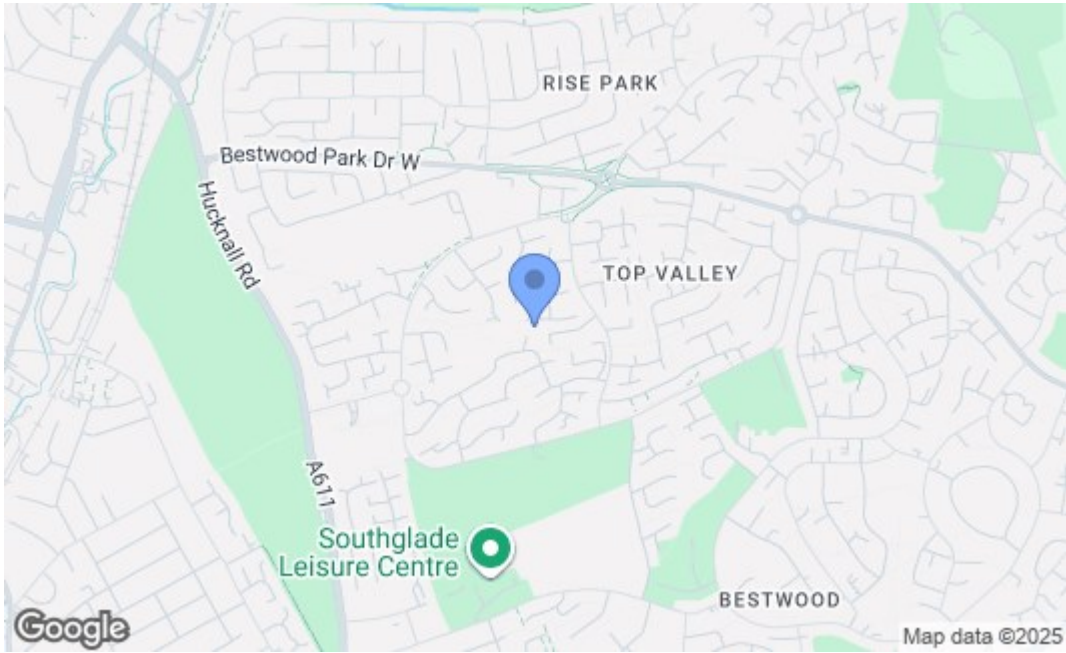
Other Material Issues: No

786MR/HM





Robert Ellis  
ESTATE AGENTS



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	67	
(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.