



The Mount
Bestwood Village, Nottingham NG6 8TP

A BEAUTIFUL THREE BEDROOM SEMI-
DETACHED HOME, SITUATED IN
BESTWOOD VILLAGE, NOTTINGHAM.

Guide Price £250,000 Freehold



** GUIDE PRICE £250,000 - £260,000 **

Robert Ellis Estate Agents are delighted to offer to the market this beautiful three-bedroom semi-detached home which is perfect for families or anyone looking for a spacious, comfortable place to live in the popular area of Bestwood Village.

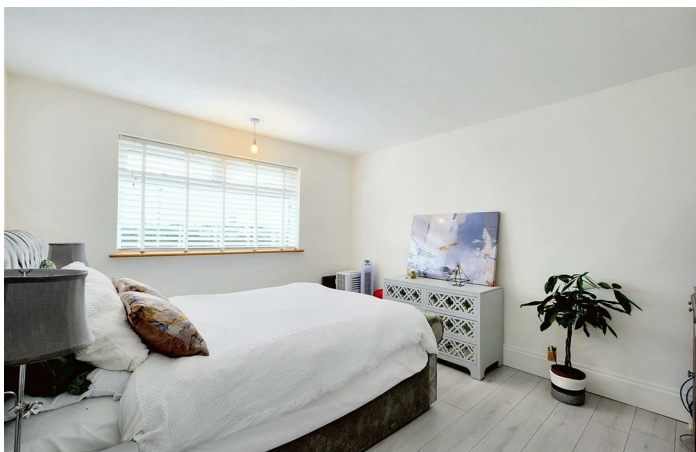
As you walk in, there's a welcoming hallway that leads to a cosy lounge, great for relaxing or spending time with family and friends. The kitchen has been updated with modern cabinets, quality appliances, and lots of counter space, making it easy to cook and entertain. Next to the kitchen, there's a WC and a handy utility room for laundry and extra storage.

Upstairs, you'll find three good-sized bedrooms, each with plenty of natural light and a family bathroom with a modern three piece suite.

Outside, the large rear garden offers plenty of space for children to play, gardening, or simply enjoying some fresh air. The property also has a driveway, and a garage at the rear for more parking or storage.

This home perfectly combines modern comfort with generous living space, making it an ideal choice for anyone looking to settle into a welcoming place to call home! Located in Bestwood Village, the area benefits from excellent transport links and nearby great schools including Bestwood Village School.

DO NOT MISS OUT CALL US TODAY TO ARRANGE YOUR VIEWING.



Entrance Hallway

Composite entrance door to the front elevation leading into the entrance hallway, UPVC double glazed window to the side elevation, tiled flooring, wall mounted radiator, staircase to the first floor landing, internal door leading into the lounge.

Lounge

14'0" x 15'3" approx (4.28 x 4.66 approx)

UPVC double glazed bay window to the front elevation, carpeted flooring, wall mounted radiator, tv point, internal door leading into the kitchen.

Kitchen

10'0" x 15'2" approx (3.06 x 4.63 approx)

UPVC double glazed window to the rear elevation, double glazed door to the rear elevation leading out to the enclosed rear garden, tiled flooring, feature column radiator, tiled splashbacks, spotlights to the ceiling, a range of matching wall and base units with worksurfaces above, breakfast bar with ample seating space, sink and drainer unit with mixer tap above, integrated electric oven, 4 ring induction hob with extractor unit above, space and plumbing for a freestanding dishwasher, space and point for a freestanding fridge freezer, internal doors leading into the utility room and ground floor WC.

Utility Room

UPVC double glazed window to the side elevation, tiled flooring, spotlights to the ceiling, wall mounted Baxi combination boiler, space and plumbing for an automatic washing machine.

Ground Floor WC

2'5" x 5'1" approx (0.76 x 1.57 approx)

UPVC double glazed window to the side elevation, tiled flooring, spotlights to the ceiling, wall mounted corner sink with hot and cold taps, WC.

First Floor Landing

UPVC double glazed window to the side elevation, carpeted flooring, oft access hatch, internal doors leading into bedroom 1, 2, 3 and the family bathroom.

Bedroom 1

12'5" x 10'11" approx (3.81 x 3.33 approx)

UPVC double glazed window to the front elevation, laminate flooring, wall mounted radiator, feature fireplace.

Bedroom 2

10'11" x 10'0" approx (3.33 x 3.06 approx)

UPVC double glazed window to the rear elevation, carpeted flooring, wall mounted radiator.

Bedroom 3

9'5" x 7'2" approx (2.88 x 2.20 approx)

UPVC double glazed window to the front elevation, carpeted flooring, wall mounted radiator, built-in over the stairs storage cupboard.

Family Bathroom

6'9" x 7'2" approx (2.06 x 2.19 approx)

UPVC double glazed window to the rear elevation, linoleum flooring, wall mounted towel radiator, spotlights to the ceiling, tiled splashbacks, 3 piece suite comprising of a p shaped bath with mixer tap and mains fed shower above, vanity wash hand basin with mixer tap and storage cupboards below and a WC.

Front of Property

To the front of the property there is a walkway leading to the property, wall to the boundaries, a gate leading to a tiled area with range of shrubbery and plants and side access leading to the rear garden.

Rear of Property

To the rear of the property there is an enclosed rear garden with a patio area, a pathway leading to a pebbled area, a range of shrubbery plants, surrounded by fencing and walls and an outbuilding which has a double glazed window.

Garage

10'10" x 17'2" approx (3.31 x 5.25 approx)

Up and over door, UPVC double glazed windows.

Agents Notes: Additional Information

Council Tax Band: B

Local Authority: Gedling

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

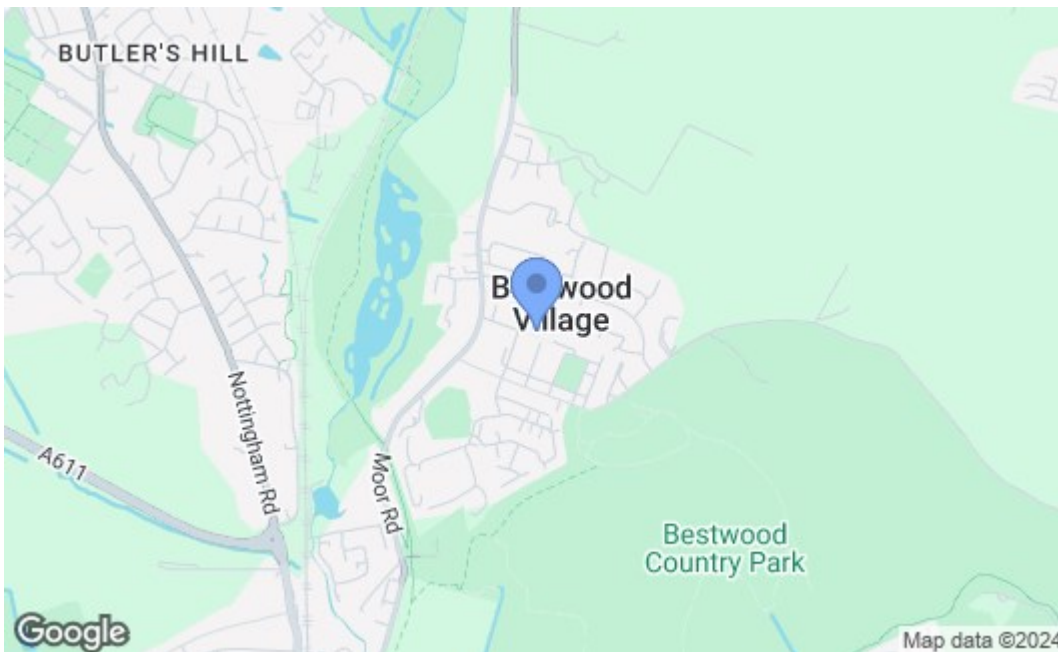
Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No

1019MR/HM





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C		66	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO₂) 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	

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.