



Stockhill Lane
Basford, Nottingham NG6 0LP

A THREE-BEDROOM, SEMI-DETACHED
FAMILY HOME SITUATED IN BASFORD,
NOTTINGHAM.

Asking Price £200,000 Freehold



Robert Ellis Estate Agents are delighted to bring to the market this FANTASTIC THREE DOUBLE BEDROOM semi-detached FAMILY HOME situated in the highly sought-after area of Basford, Nottingham.

Upon entry, you are greeted by a welcoming hallway, which provides access to a convenient downstairs WC, well-appointed utility room, fitted kitchen features ample storage and a double-glazed door leading to the garden and the spacious lounge with an archway into the dining room and French doors that open onto the rear garden. The rear garden is thoughtfully designed, split into two levels, offering gravelled patio areas and tiered lawns, perfect for entertaining and family activities.

Upstairs, the landing leads to three generously sized double bedrooms, with the primary bedroom featuring built-in wardrobes with stylish sliding mirrored doors. Completing the first floor is a modern family bathroom with a three-piece suite.

A viewing is HIGHLY RECOMMENDED to fully appreciate the SIZE and PRIME LOCATION of this fantastic home!



Entrance Hallway

11' x 9'4 approx (3.35m x 2.84m approx)
UPVC double glazed entrance door to the front elevation leading into the entrance hallway, carpeted flooring, wall mounted radiator, built-in under the stairs storage cupboard, staircase to the first floor landing, internal doors leading into the living room, kitchen, utility room and the ground floor WC.

Living Room

14' x 12'5 approx (4.27m x 3.78m approx)
UPVC double glazed French doors to rear elevation, carpeted flooring, wall mounted radiator, coving to the ceiling, feature fireplace incorporating a wooden surround, marble back panel and hearth, archway open through to the dining room.

Dining Room

10'10 x 10'4 approx (3.30m x 3.15m approx)
UPVC double glazed window to the front elevation, carpeted flooring, wall mounted radiator, coving to ceiling.

Kitchen

8'1 x 12' approx (2.46m x 3.66m approx)
UPVC double glazed window to the side elevation, UPVC double glazed door leading to the enclosed rear garden, laminate flooring, wall mounted radiator, tiled splashbacks, a range of matching wall and base units incorporating laminate worksurfaces over, double sink and drainer unit with dual heat tap above, space and point for a freestanding gas cooker, stainless steel and glass extractor hood, space and point for a freestanding fridge freezer, built-in storage cupboard.

Utility Room

5'4 x 4'5 approx (1.63m x 1.35m approx)
UPVC double glazed window to the side elevation, tiled flooring, tiled splashbacks, wall unit, worksurfaces, vanity wash hand basin with dual heat tap and storage cupboards, wall mounted Worcester Bosch gas central heating combination boiler providing hot water and central heating to the property, space and plumbing for an automatic washing machine, space and point for an under counter freestanding fridge or tumble dryer.

Ground Floor WC

2'7 x 5'11 approx (0.79m x 1.80m approx)
UPVC double glazed window to the side elevation, tiled flooring, wall mounted radiator, tiled splashbacks, low level flush WC.

First Floor Landing

UPVC double glazed window to the front elevation, carpeted flooring, wall mounted radiator, internal doors leading into bedroom 1, 2, 3 and the family bathroom.

Bedroom 1

12'2 x 11'08 approx (3.71m x 3.56m approx)
UPVC double glazed window to the rear elevation, carpeted flooring, wall mounted radiator, built in wardrobes with sliding mirror doors providing useful additional storage space.

Bedroom 2

10'10 x 11' approx (3.30m x 3.35m approx)
UPVC double glazed window to the front elevation, carpeted flooring, wall mounted radiator.

Bedroom 3

12'5 x 8'6 approx (3.78m x 2.59m approx)
UPVC double glazed windows to the side and rear elevations, carpeted flooring, wall mounted radiator.

Family Bathroom

5'10 x 9'9 approx (1.78m x 2.97m approx)
UPVC double glazed window to the side elevation, laminate flooring, tiled walls, wall mounted radiator, spotlights to the ceiling, built-in storage cupboard, 3 piece suite comprising of a panel bath with hot and cold taps and an electric shower above, vanity hand wash basin with dual heat tap above and storage cupboard below and a low level flush WC.

Front of Property

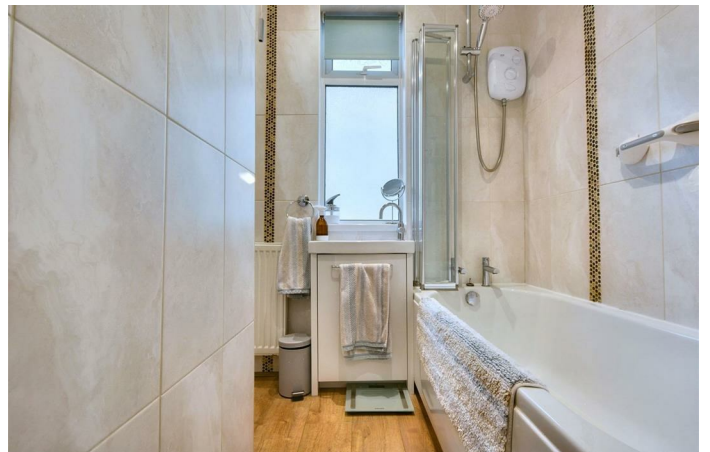
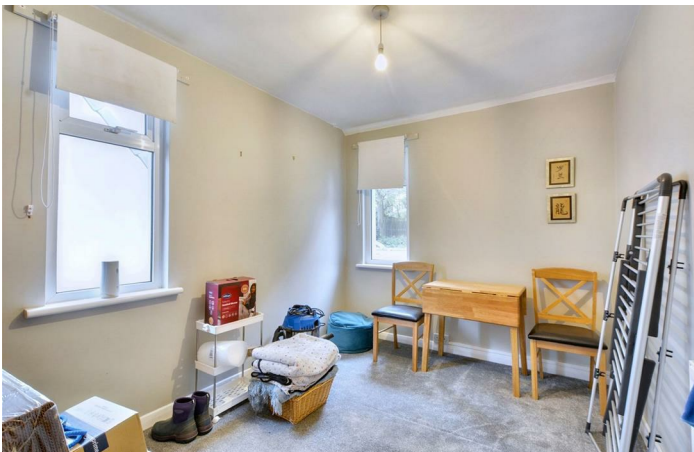
To the front of the property there is a gated low maintenance paved garden with wall to the front elevation, secure gated access to rear and pathway to the front entrance door.

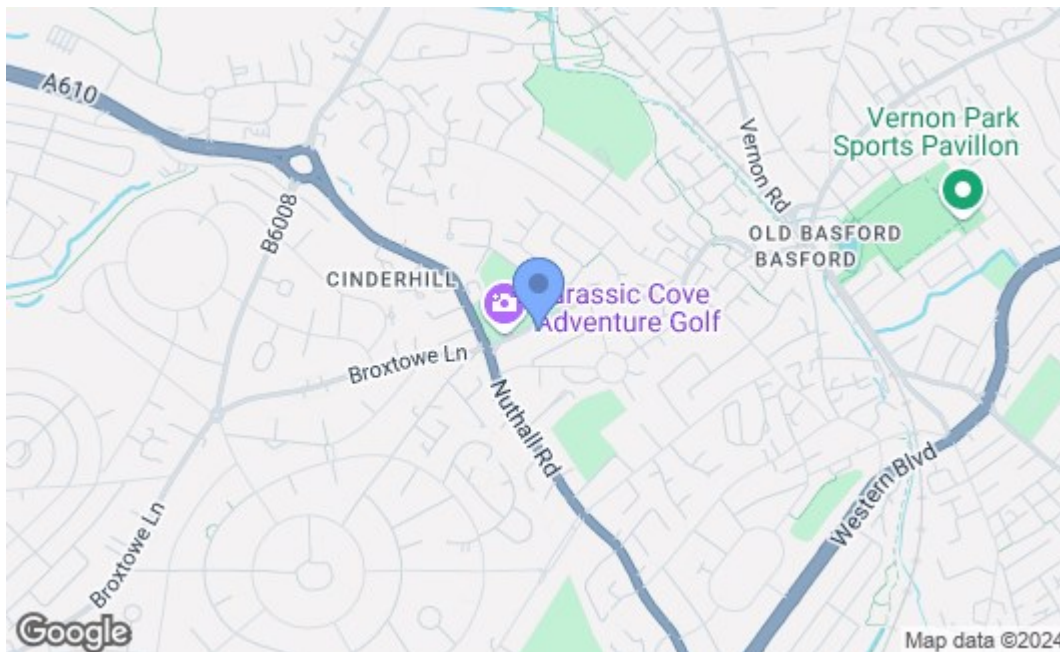
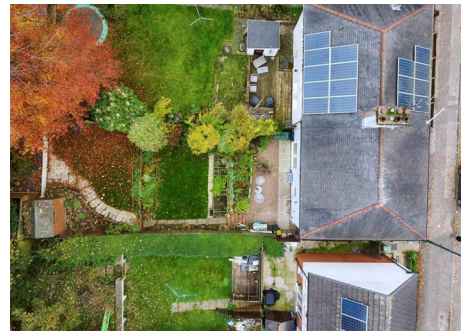
Rear of Property

To the rear of the property there is an enclosed landscaped rear garden incorporating a large garden laid to lawn with additional garden, laid to lawn section to the rear, raised tiered flower beds, gravel patio area and fencing and hedges to the boundaries.

Agents Notes: Additional Information

Council Tax Band: A
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





| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 88 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 61 | |
| (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 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 | |

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.