



Church Drive East,  
Daybrook, Nottingham  
NG5 6JG

**Guide Price £260,000 -  
£265,000 Freehold**





**\*\* GUIDE PRICE £260,000 - £265,000 OFFERS INVITED\*\***

Robert Ellis Estate Agents are delighted to bring to the market this **UNIQUE PROPERTY** in Daybrook, a **FANTASTIC LOCATION** that's also a stone's throw from the green spaces and bustling community areas, shops and cafés around **ARNOLD**, in **GEDLING BOROUGH, NOTTINGHAMSHIRE**.

Early viewing is **HIGHLY RECOMMENDED** to appreciate the **QUALITY** and **SIZE** of this **BEAUTIFUL** and **FLEXIBLE HOME** - Contact the office today before it's too late!

The property is nestled in a sought-after and quiet area, but with the added benefits of Arnold town, Daybrook Square and Sherwood within just a few minutes walk or short bus journey/drive. Redhill Academy, Arnold Mill Primary School and Richard Bonnington Primary & Nursery are all within the area, making this an ideal choice for families.

Upon entry, you are welcomed into the entrance porch leading to the hallway with beautiful, tiled flooring. Off the hallway is the open plan lounge diner with feature dual fuel log burner and fitted shutter blinds to the front windows, kitchen with fitted wall and base units, alongside access into the cellar with two storage rooms.

The lounge diner allows access into the rear garden which offers a courtyard space and wild flower garden. To the back of the garden is space for a shed and summer house. The rear garden also includes a secure gate to the side of the property and offers shared access to neighbours.

Stairs lead to landing, first double bedroom, second double bedroom and modern family bathroom with stunning three piece suite benefitting from a walk in double shower and utility area with space for a washing machine and dryer. Stairs lead to second landing and third double bedroom.

The property also benefits from **PLANNING PERMISSION** for a single storey kitchen extension- For further details, please contact the office. The home also has a mural which further information can be provided on.

In addition the property offers easily accessible public transport links into Nottingham City centre, Mansfield, and to Carlton and Netherfield train stations (to Lincoln, Nottingham, Newark, the east coast and the South). Commuters can reach areas including Nottingham city centre, Nottingham QMC within 30 mins, Mansfield, A46 and A52 (A1, M1) in around 40 mins. There is walkable access to the award-winning Arnot Park and neighbouring recreation fields, King Edwards Park in Arnold, Woodborough Park and Plant Nursery, and only a short journey whether by foot or vehicle to historic Bestwood Forest and Bestwood Lodge. The legendary Sherwood Forest and Center Parcs: Sherwood Pines are a pleasant drive away in under an hour.





## Entrance

To the front of the property there is an enclosed paved area with a low-maintenance garden, with mature flowering shrubs and hedging to both sides. Wrought iron gate and low walls to each side.

Ample permit parking to both front and side of the property and around the surrounding area.

## Front Porch

3'6" x 2'2" approx (1.08m x 0.67m approx)

UPVC Composite front door with spyhole, UPVC Double Glazed opaque window facing south, original cellar vent. This leads to:

## Hallway

18'4" x 3'6" approx (5.60m x 1.07m approx)

Wooden single glazed opaque inner Door, feature multi-patterned tiled flooring and several useful energy points. Coving adorns the high ceilings. Leading to a quarter landing staircase to the first floor with twin handrails.

## Lounge/Diner

24'4" x 12'7" approx (7.43m x 3.84m approx)

UPVC Double Glazed Opaque window to the front south-facing elevation with fitted full height hinged Plantation shutters, UPVC double glazed rear door and full length window leading out to the courtyard, two wall mounted Electriq light panel far infrared carbon heaters, open brick fireplace hosts a feature dual fuel log burner fitted 2023. Coving, skirting and dado railing add to the height and style in this light open-plan space.

## Kitchen

7'8" x 8'9" approx (2.36m x 2.67m approx)

UPVC Double Glazed window with views to the sunny courtyard and mature garden beyond. Currently a well laid out chef's kitchen with fitted wall, corner and base units and larder pull-out cabinet, four ring gas hob with extractor fan above, integrated oven, tiled backsplash and walls. Composite sink with dual heat touch tap, space for dishwasher and fridge/freezer. USB sockets on two walls. Planning permission granted for a side extension with bifold doors out to the courtyard and an island kitchen. Access leading to:

## Cellar

19'2" x 9'9" approx (5.86m x 2.99m approx)

Split into two sections, gas meter located along with electrics, fitted storage drawers and cupboard each section offers useful dry space for storage.

## Landing

12'0" x 6'0" approx (3.67m x 1.84m approx)

Carpeted flooring with spacious access leading to Bedroom One, Bedroom Two, Family Bathroom and staircase to Second Landing, with wall mounted Electriq light panel far infrared carbon heater. Coving and banisters adorn the landing areas, up to the third floor.

## Bedroom One

16'2" x 11'10" approx (4.93m x 3.61m approx)

Carpeted flooring, 2x south-facing UPVC Double Glazed Opaque windows to the front, with installed Plantation-style hinged shutters. Coving to the high ceilings. USB sockets and wall-mounted Electriq light panel far infrared carbon heater with smart app.

## Bedroom Two

9'4" x 12'0" approx (2.87m x 3.67m approx)

UPVC double glazed window to the rear elevation, laminate flooring, wall mounted Electriq light panel far infrared carbon heater with smart app WiFi included. Views to the wildlife-friendly garden.

## Storage Cupboard

2'0" x 2'0" approx (0.61m x 0.61m approx)

Houses the water tank and also offers further space for storage.

## Family Bathroom

8'11" x 7'10" approx (2.72m x 2.40m approx)

Vinyl flooring fitted 2024 with fully tiled walls, wall mounted towel heater, WC. UPVC Double Glazed opaque window, walk in double shower with electric power shower and deep glass screen. Sink with dual heat touch-tap with ample drawer and cupboard storage. Space for built-in storage with multiple shelves, alongside further storage for a laundry area with efficient stacked washing machine and tumble dryer.

## Second Landing

6'3" x 7'10" approx (1.91m x 2.39m approx)

Carpeted flooring with charming staircase leading to the second floor, UPVC double glazed opaque window with views over to woodland.

## Bedroom Three

15'8" x 13'7" approx (4.79m x 4.15m approx)

Double Glazed opaque Dormer window, UPVC double glazed opaque wooden framed Velux window. Wooden flooring and wall mounted electric panel heaters. Built-in double bed with useful deep storage. Space for an ensuite bathroom (see planning permission granted).

## Garden

Mature and with an open feel, the garden is wildlife friendly and a tranquil space which catches the sun all day. The property also benefits from a sun-trap walled courtyard area and separate wildflower lawn, side Gate access, space for shed and summerhouse with electricity to the rear and outside taps. Space for a Garage for which there is a dropped kerb.

Currently a garage door hosts further street art which is not part of the property assets, to be replaced by an agreed suitable alternative on completion of sale.

## Agents Notes: Additional Information

Council Tax Band: B

Local Authority: Gedling

Electricity: Mains supply, permission granted for solar

Water: Mains supply, water meter fitted, permission granted for solar

Heating: high efficiency infrared panel heating which has replaced the former out-moded storage heaters throughout the property, and electric hot water system, dual fuel wood burner.

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:

Planning permission granted for single storey rear extension and the addition of solar panels, drawings include the addition of an ensuite to Bedroom Three. More details are available.

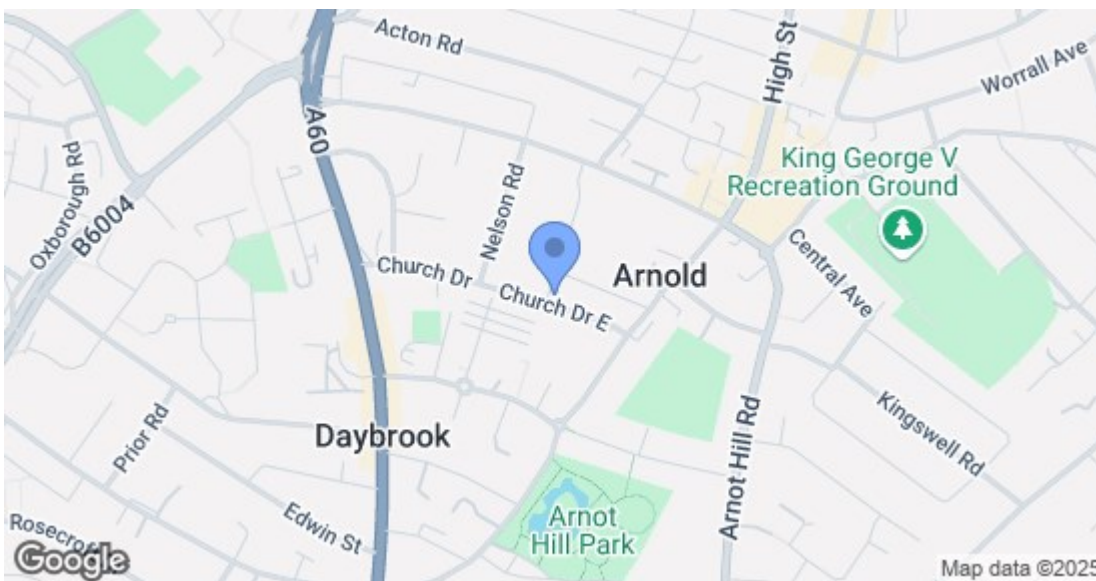
The property is host to a mural on the gable end wall, part of a community-driven conservation project which is supported and maintained by a charitable organisation. A further piece of street art is to the side. More details are available.

## Heating

Electriq light panel far infrared carbon heaters, with smart app & WiFi included (<https://www.infraredheatersdirect.co.uk/news/near-vs-far-infrared-whats-the-difference/>)

Dual fuel log burner. Gas mains allows for further gas heating as required. Planning permission GRANTED for solar PV or thermal panels.





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