



Church Drive East,
Daybrook, Nottingham
NG5 6JG

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



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Robert Ellis Estate Agents are delighted to bring to the market this THREE BEDROOM, END OF TERRACE FAMILY HOME WITH PLANNING PERMISSION situated in the HEART of DAYBROOK, NOTTINGHAM.

The property is a stone's throw away from Arnold town centre accommodating local amenities, shops and restaurants. Alongside this, it offers easily accessible transport links into Mapperley, Nottingham City centre and surrounding villages/towns. You have Redhill Academy and Richard Bonnington Primary & Nursery within the area, making it ideal 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.

A viewing is HIGHLY RECOMMENDED to appreciate the QUALITY and SIZE of this FANTASTIC HOME- Contact the office now to arrange your viewing before it is too late!



Entrance

To the front of the property, there is an enclosed low maintenance garden.

Parking to front and side of the property with permits.

Front Porch

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

UPVC Composite front door with UPVC Double Glazed opaque windows facing the front, vent to the cellar also, This leads to:

Hallway

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

Wooden single glazed opaque Front Door, featured tiled flooring with different patterns.

Lounge/Diner

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

UPVC Double Glazed Opaque window to the front with fitted shutters and UPVC double glazed rear door and window to the courtyard, two wall Electriq light panel far infraredcarbon heater with smart app, dual fuel log burner.

Kitchen

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

UPVC Double Glazed window, Fitted wall and base units, four ring gas hob with extractor fan above, integrated oven, partially tiled walls. Composite sink with dual heat tap, space for dishwasher and fridge/freezer, with access leading to:

Cellar

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

Split into two sections, gas metre is located along with the electrics, also able to be used for storage.

Landing

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

Carpeted flooring with access leading to Bedroom One, Bedroom Two, Family Bathroom and staircase to Second Landing, with wall mounted Electriq light panel far infraredcarbon heater with smart app.

Bedroom One

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

Carpeted flooring, UPVC Double Glazed Opaque windows to the front elevation with installed shutter blinds. Coving to the ceiling and wall mounted Electriq light panel far infraredcarbon 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 infraredcarbon heater with smart app.

Storage Cupboard

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

Houses the water tank, which also offers further storage

Family Bathroom

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

Vinyl flooring with fully tiled walls, wall mounted towel heater, WC. UPVC Double Glazed opaque window, walk in double shower with electric shower screen. Sink with dual heat tap with ample storage underneath. Space for built in storage with multiple shelves, alongside further storage for a washing machine and tumble dryer

Second Landing

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

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

Bedroom Three

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

Wooden framed Double Glazed Dormer window, UPVC double glazed opaque window. Wooden flooring and wall mounted electric heater.

Garden

Split garden, courtyard and wildflower garden, access through to neighbouring properties, space for shed and summer house and outside taps.

Heating - Electriq light panel far infraredcarbon heater with smart app





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			
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.