

| Premier Road | Forest Fields | Nottingham | NG7 6NW

Robert Ellis
RESIDENTIAL



Front of Property

To the front of the property there is a low maintenance garden with fencing to the boundaries, low maintenance paved patio area, pathway leading to the front entrance door, pathway leading to secure side gated access to the rear.

Entrance Hallway

22'7 x 5'09 approx (6.88m x 1.75m approx)
Modern double glazed composite door to the front elevation with fixed double glazed panel above, staircasing to first floor landing, tiled flooring, ceiling light point, wall mounted radiator, panelled doors leading off to

Living Room

13' x 16'05 approx (3.96m x 5.00m approx)
UPVC double glazed sectional bay window to the front elevation, wall mounted double radiator, television point.

Second Reception

11'04 x 13'01 approx (3.45m x 3.99m approx)
UPVC double glazed windows to front and side elevations, wall mounted radiator, ceiling light point, television point.

Dining Room

12'10 x 10'11 approx (3.91m x 3.33m approx)
UPVC double glazed window to the side elevation, ceiling light point, wall mounted radiator, panelled door leading to cellar, panelled door leading to fitted kitchen.

Fitted Kitchen

14'08 x 10'10 approx (4.47m x 3.30m approx)
A range of matching wall and base units incorporating laminate work surfaces above, double oven with 8 stainless steel gas ring hob above, stainless steel extractor hood, space and plumbing for automatic washing machine, space and point for a freestanding tumble dryer, stainless steel sinks, tiled splashbacks, UPVC double glazed windows to side and rear elevations, UPVC double glazed access door to side, ceiling light points, space and point for freestanding American style fridge freezer, wall mounted radiator, tiling to

floor, gas central heating boiler providing gas and central heating to the property.

First Floor Landing

Ceiling light point, wall mounted radiator, staircasing to second floor landing, panelled doors leading off to rooms.

Family Bathroom

7'03 x 6'03 approx (2.21m x 1.91m approx)
Modern white three piece suite comprising of P-shaped panel bath with mixer shower attachment over incorporating rain water shower head, low level flush WC, semi-recessed vanity hand wash basin with storage cupboard below, tiling to floor, tiling to walls, heated towel rail, UPVC double glazed window to the side elevation, ceiling light point, extractor fan.

Separate WC

5' x 3' (1.52m x 0.91m)
Low level flush WC, vanity hand wash basin, UPVC double glazed window to the side elevation, tiled splashbacks, tiling to the floor, wall mounted radiator, ceiling light point.

Bedroom 1

13' x 17'04 approx (3.96m x 5.28m approx)
UPVC double glazed sectional bay window to the front elevation, wall mounted radiator, ceiling light point, panelled door leading to en-suite shower room.

En-suite Shower Room

10'9 x 7'11 approx (3.28m x 2.41m approx)
Three piece suite comprising of quadrant shower enclosure with electric triton shower above, pedestal hand wash basin, low level flush WC, tiled splashbacks, ceiling light point, heated towel rail.

Bedroom 2

11'07 x 13' approx (3.53m x 3.96m approx)
UPVC double glazed window to the rear elevation, wall mounted radiator, ceiling light point.

Bedroom 3

12'10 x 10'11 approx (3.91m x 3.33m approx)
UPVC double glazed window to the rear elevation, wall mounted radiator, ceiling light point.

Second Floor Landing

Velux style roof light to rear elevation, wall mounted radiator, access to eaves, panelled doors leading to rooms.

Bedroom 4

10'4 x 16'06 approx (3.15m x 5.03m approx)
UPVC double glazed window to the side elevation, ceiling light point, wall mounted radiator.

Bedroom 5

11'05 x 10'6 approx (3.48m x 3.20m approx)
UPVC double glazed window to the side elevation, ceiling light point, wall mounted radiator.

Rear of Property

To the rear of the property there is a large enclosed rear garden incorporating a large paved patio area with fencing and walls to the boundaries.

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, 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
1054NM-SM



****GUIDE PRICE £325,000 - £350,000****

Robert Ellis is delighted to bring to the market this beautifully renovated five-bedroom Victorian semi-detached home. Offering the perfect combination of period charm and modern living, this stunning property is located on a sought-after street just minutes from Nottingham City Centre. The area provides an array of local amenities, including shops, restaurants, excellent schools, nearby universities, and convenient transport links such as tram stops, making it a highly desirable location for families and professionals alike.

This impressive home features gas central heating and double glazing throughout, with the added benefit of a brand-new roof for extra peace of mind. The rear garden has been thoughtfully landscaped to create a low-maintenance outdoor space, ideal for relaxing or entertaining.

As you step through the front door, a welcoming entrance hallway greets you, leading to the elegant bay-fronted reception room, perfect as a family lounge. Adjacent to this is a second versatile reception room, ideal for additional living or working space. The





spacious dining room offers access to the cellar, providing excellent storage options, and flows seamlessly into the fitted kitchen, which has been designed with practicality in mind.

On the first floor, you will find three generous double bedrooms, including the master bedroom complete with its own en-suite shower room. A separate W/C with a wash hand basin serves the remaining bedrooms on this level. The second floor features two further double bedrooms, providing ample space for family members or guests, as well as the flexibility to create a home office or hobby room.

Externally, the property is equally impressive. To the front, the low-maintenance garden sets a welcoming tone, with a paved pathway leading to the entrance. The rear garden has been landscaped to provide a delightful space with patio seating areas, perfect for enjoying a peaceful moment or hosting gatherings with friends and family.

This charming and spacious family home truly stands out, offering a lifestyle of comfort, convenience, and timeless style. Early viewing is highly recommended to fully appreciate everything this property has to offer. Contact Robert Ellis today to arrange your viewing appointment.







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	81

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	



Whilst every endeavour has been made to present a proper description of the property, these particulars do not in any way constitute either the whole, or any part, of an offer or contract. Any intending purchaser is advised to make their own independent enquiries and inspections.