



Grassington Road
Aspley, Nottingham NG8 3PA

A WELL PRESENTED THREE BEDROOM
DETACHED FAMILY HOME SITUATED IN
ASPLEY, NOTTINGHAM!

Guide Price £280,000 Freehold

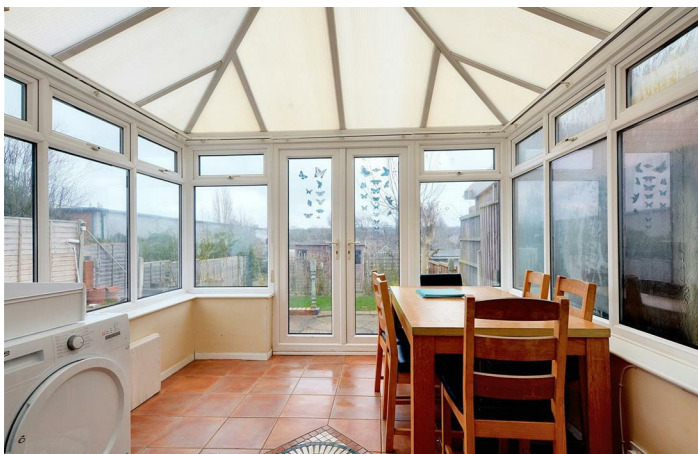


****GUIDE PRICE £280,000 - £300,000!****

This spacious three-bedroom detached home is located in the residential area of Aspley, Nottingham, offering a comfortable and practical living space. The property features two generously sized reception rooms, providing plenty of room for family gatherings and entertaining. A bright conservatory adds an extra dimension to the home, ideal for relaxing or enjoying views of the surrounding garden.

Upstairs, you'll find three well-sized bedrooms, along with a family bathroom, providing convenient and functional accommodation. The additional loft room offers further potential for use as an office, playroom, or extra bedroom.

The home also benefits from a private garden, a driveway for off-road parking, and a garage for added convenience. Located in a well-established area, this property is close to local amenities, schools, and transport links, making it a practical choice for those seeking a comfortable and well-connected home.



Front of Property

To the front of the property there is a driveway providing off the road parking.

Entrance Hallway

UPVC double glazed double doors to the front leading to the entrance hallway, wood flooring, wall mounted radiator, stairs leading to first floor landing, doors to both lounge areas, door to kitchen.

Lounge 1

10'11" x 13'1" approx (3.33 x 4 approx)

Wooden flooring, UPVC double glazed bay window to the front elevation, wall mounted radiator, spotlights to the ceiling, double glazed sliding door leading to second lounge.

Lounge 2

10'11" x 12'11" approx (3.34 x 3.95 approx)

Wooden flooring, UPVC double glazed bay window to the front elevation, wall mounted radiator, spotlights to the ceiling, TV point, double glazed sliding door leading to first lounge, double glazed sliding door leading to the conservatory.

Conservatory

12'3" x 10'10" approx (3.74 x 3.32 approx)

UPVC double glazed windows surrounding, UPVC double glazed French doors leading to the rear garden, power and lighting.

Kitchen

13'4" x 7'2" approx (4.07 x 2.19 approx)

Tiled flooring, a range of wall, base and drawer units with work surfaces over incorporating a double sink and drainer unit with mixer tap over, tiled splashbacks, built in fan double oven with 4 ring gas hob above and cooked hood over, built in fridge freezer, built-in storage cupboard, space and plumbing for a washing machine, UPVC double glazed window to the rear elevation, UPVC double glazed window and door to the side elevation.

First Floor Landing

Carpeted stairs and landing, UPVC double glazed window to the side, access to converted loft, doors to rooms.

Bedroom 1

10'0" x 14'6" approx (3.07 x 4.44 approx)

Wood effect laminate flooring, UPVC double glazed bay window to the front elevation, wall mounted radiator.

Bedroom 2

11'11" x 10'11" approx (3.65 x 3.35 approx)

Carpeted flooring, UPVC double glazed window to the rear elevation, wall mounted radiator, coving to the ceiling.

Bathroom

8'9" x 8'6" approx (2.68 x 2.61 approx)

Tiled flooring, tiled splashbacks, UPVC double glazed window to both the rear and side elevations, freestanding bath with mixer tap and shower attachment, shower cubicle with mains fed shower above, spotlights to the ceiling, handwash basin with mixer tap, WC, heated towel rail.

Bedroom 3

8'2" x 7'3" approx (2.49 x 2.22 approx)

Laminate flooring, UPVC double glazed window to the front elevation, wall mounted radiator.

Converted Loft Space

Two velux windows, wall mounted radiator, storage to the eaves, carpeted flooring.

Rear of Property

To the rear of the property there is an enclosed rear garden comprising of decked and patio areas with steps leading to a lawned area and further patio area for seating, incorporating a shed and greenhouse, garden is surrounded by fencing with a range of plants and shrubbery. Side access to the rear includes an electric car point and outdoor tap.

Agents Notes: Additional Information

Council Tax Band: C

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

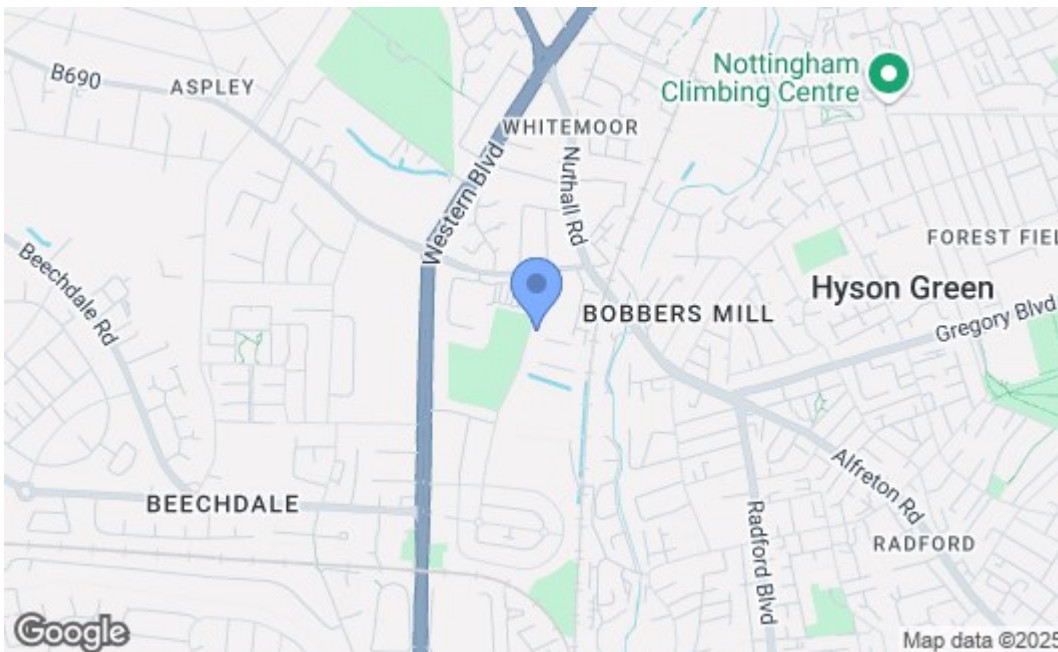
Any Legal Restrictions: No

Other Material Issues: No





Robert Ellis
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		65	
(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.