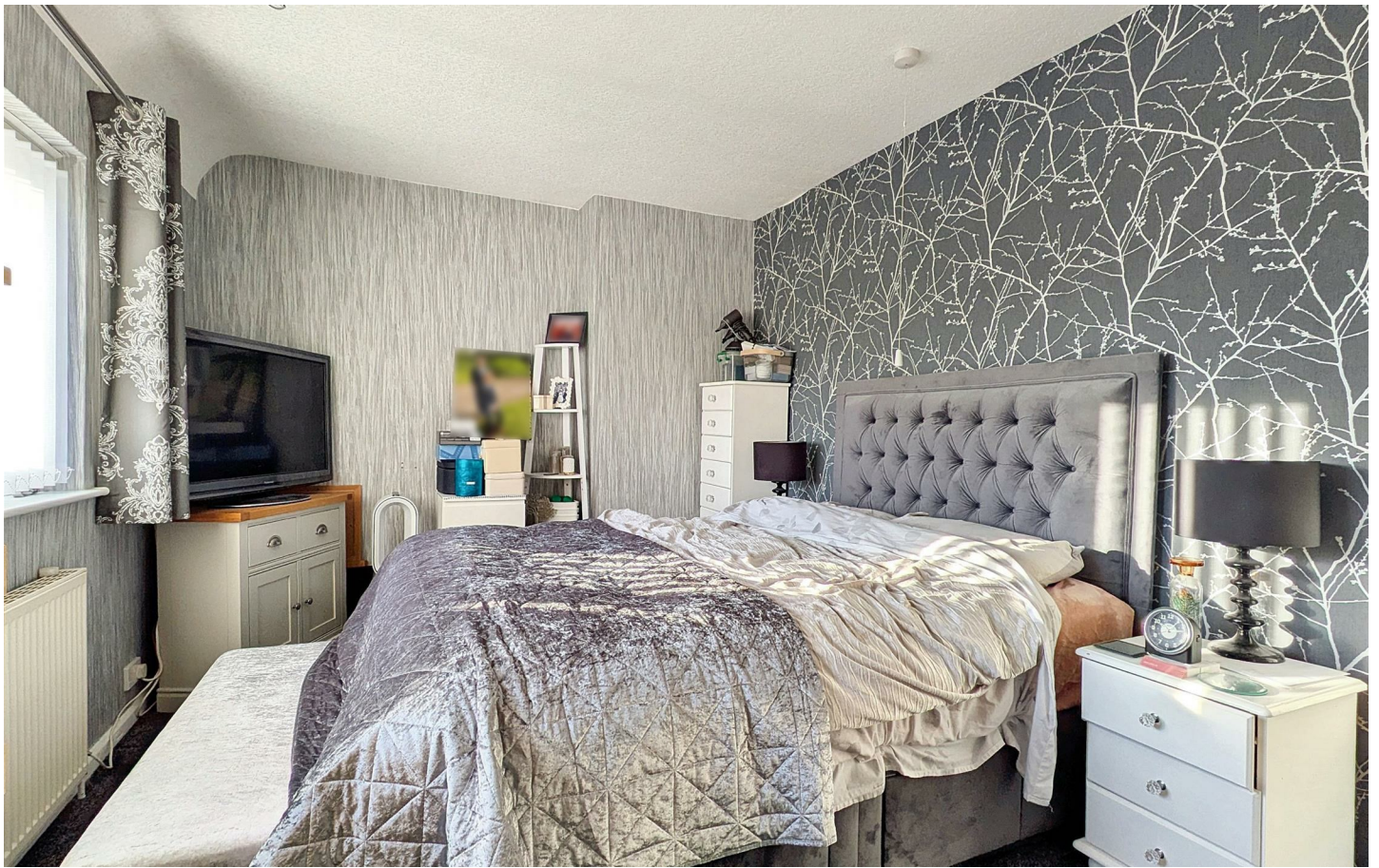




Wendover Drive  
Aspley, Nottingham NG8 5JN

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

**Offers Over £190,000 Freehold**



Robert Ellis Estate Agents are delighted to present to the market this FANTASTIC THREE BEDROOM, SEMI DETACHED FAMILY HOME situated in ASPLEY, NOTTINGHAM.

Situated in Aspley, the property is in a highly regarded residential location, close to Bluecoat School, a range of nearby shopping facilities and transport links such as the A52 for Nottingham and Derby, the Nottingham Express Tram line, and the M1 Motorway.

Upon entry, you are welcomed into the hallway which leads to recently redecorated lounge with feature bay window. Off the lounge is the kitchen with fitted units, breakfast bar and access to the pantry. The ground floor also hosts the lobby and downstairs bathroom offering a three piece suite with bath and waterfall shower over.

Stairs lead to landing, first double bedroom with storage cupboard, second double bedroom with airing cupboard and third bedroom.

To the rear is an enclosed garden with patio area, laid to lawn and space for two sheds, whilst the front offers a gated driveway for at least 3 cars with laid to lawn.

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



### Front Garden

To the front is a gated driveway for at least 3 cars and laid to lawn.

### Hallway

9'4" x 2'10" approx (2.84m x 0.86m approx)  
Tiled flooring, UPVC double glazed composite Front door.  
Carpeted stairs.

### Lounge

14'1" x 11'1" approx (4.29m x 3.38m approx)  
UPVC Double glazed, bay fronted window, laminate flooring, wall mounted radiator.

### Kitchen Diner

11'2" x 8'3" approx (3.40m x 2.51m approx)  
Ceramic tiled flooring, fitted wall and base units, partially tiled walls, dual heat tap, space for fridge freezer, gas cooked, washing machine and dryer. UPVC Double glazed windows.

### Pantry

4'5" x 2'5" approx (1.35m x 0.74m approx)  
UPVC Double glazed opaque window, ceramic tiled flooring.

### Lobby

4'0" x 2'7" approx (1.22m x 0.79m approx)  
Tiled flooring, UPVC Double glazed opaque back door.

### Downstairs Bathroom

8'4" x 5'9" approx (2.54m x 1.75m approx)  
Tiled flooring, fully tiled walls, bath with dual heat tap, overhead waterfall shower with hand held shower unit also, sink with hot and cold tap, WC, wall mounted towel radiator, UPVC Double glazed opaque window.

### Landing

7'8" x 2'8" approx (2.34m x 0.81m approx)  
UPVC Double glazed window, carpeted flooring, access into bedrooms 1, 2 and 3.

### Bedroom 1

14'1" x 9'8" approx (4.29m x 2.95m approx)  
Carpeted flooring, wall mounted radiator, UPVC Double glazed window.

### Storage Cupboard

6'9" x 2'9" approx (2.06m x 0.84m approx)  
Carpeted flooring, fitted rails.

### Bedroom 2

9'11" x 7'7" approx (3.02m x 2.31m approx)  
Vinyl flooring, UPVC Double glazed window, wall mounted radiator and fitted wardrobes.

### Airing Cupboard

2'5" x 1'5" approx (0.74m x 0.43m approx)  
Combi boiler.

### Bedroom 3

7'10" x 6'11" approx (2.39m x 2.11m approx)  
Vinyl flooring, UPVC Double glazed window and wall mounted radiator.

### Rear Garden

The rear garden offers patio with paths, laid to lawn, fencing to the sides and hedges also, with space for 2 sheds.

### 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

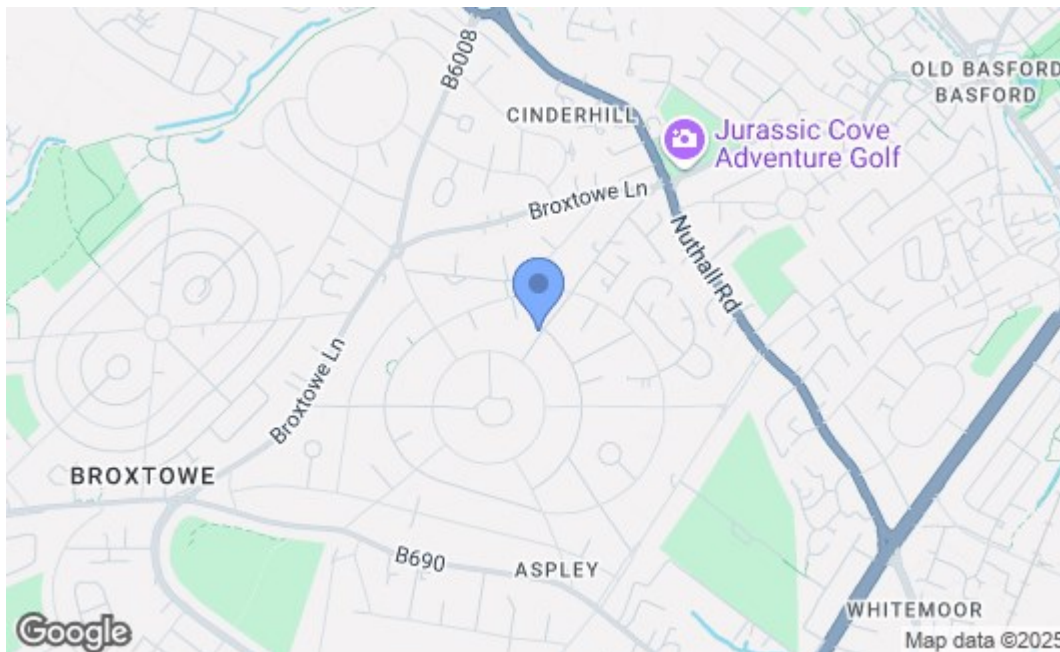
Flood Defences: No

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			87
(81-91) B			
(69-80) C		70	
(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.