

**Kinlet Road
Bestwood, Nottingham NG5 5JT**

Guide Price £220,000 Freehold

A BEAUTIFUL THREE BEDROOM SEMI-DETACHED HOME, SITUATED IN BESTWOOD, NOTTINGHAM.

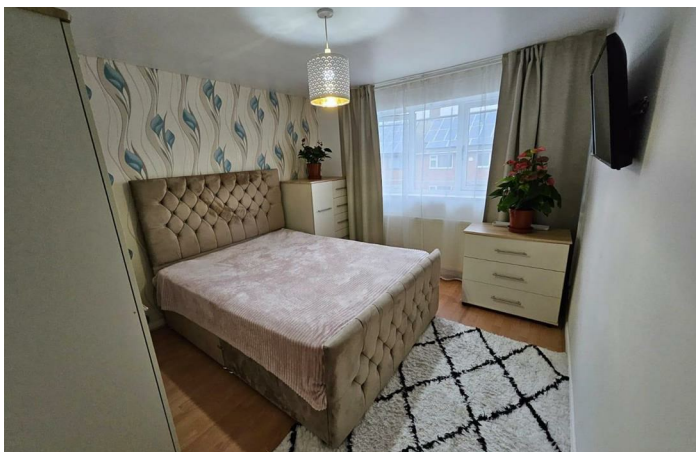


PRICE GUIDE £220-225,000

Robert Ellis Estate Agents are delighted to present this exceptional three-bedroom end of terrace home in the highly desirable Bestwood area – an ideal opportunity for first time buyers or investors, complete with the benefit of no upward chain. Set in a sought-after locale, the property enjoys easy walking access to local schools and excellent connections to Arnold Town Centre, where a vibrant mix of national and independent retailers, shopping facilities, and transport links await. Nottingham City Centre and the City Hospital are also within close reach, making this an attractive prospect for NHS professionals.

Constructed in durable brick with a tiled roof, the home is enhanced by modern conveniences such as gas central heating and UPVC double glazing throughout. Inside, a welcoming entrance hallway leads into a spacious living room that flows effortlessly into a light-filled conservatory, providing an additional living space ideal for relaxation or entertaining. The contemporary kitchen comes complete with fitted wall and base units, an integrated oven, and a large gas hob, along with direct access from the entrance hallway. Upstairs, the first-floor landing gives access to three well-proportioned bedrooms and a stylish modern family bathroom.

To the rear, an inviting, enclosed garden awaits, laid to lawn and beautifully framed by mature shrubs, fencing, and a charming patio area – perfect for outdoor enjoyment throughout the year. A viewing is highly recommended to fully appreciate the size, quality, and superb location of this remarkable family property. Contact our office today to arrange your viewing and secure this fantastic opportunity.



Entrance Hallway

8'9 x 3'9 approx (2.67m x 1.14m approx)

UPVC double glazed leaded door to the front, wall mounted radiator, laminate flooring, wall mounted electric consumer unit, stairs to the first floor and panelled doors to:

Open Plan Living/Dining Room

11'2 x 23' approx (3.40m x 7.01m approx)

UPVC double glazed bow window to the front, sliding double glazed patio doors to the garden room at the rear, wall mounted double radiator, ceiling light point, coving to the ceiling, ceiling rose, feature decorative fireplace incorporating a wooden surround with stone hearth and panel, ample space for both seating and dining.

Kitchen

7'8 x 18'2 approx (2.34m x 5.54m approx)

With a range of matching wall and base units incorporating a laminate work surface over, five ring stainless steel gas hob with built-in Zanussi oven below, stainless steel extractor hood above, two UPVC double glazed windows to the side, tiled splashback, space and plumbing for an automatic washing machine, space and point for a free standing tumble dryer, 1½ bowl stainless steel sink with swan neck mixer tap, space and point for a free standing fridge freezer, spacious understairs storage cupboard providing useful additional storage space with built-in shelving, ample additional storage with double glazed door leading through to:

Garden Room

7'10 x 14'8 approx (2.39m x 4.47m approx)

UPVC double glazed French doors to the landscaped garden at the rear with additional windows to the side and rear, ceiling light point, coving to the ceiling, laminate flooring and internal doors to the kitchen and open plan living/dining room.

First Floor Landing

Loft access hatch, ceiling light point, wall mounted radiator, airing/storage cupboard housing the Baxi combi boiler and panelled doors to:

Bathroom

7'4 x 7'9 approx (2.24m x 2.36m approx)

UPVC double glazed window to the rear, white three piece suite comprising of a panelled bath with electric shower above, pedestal wash hand basin, low flush w.c., wall mounted radiator, splashbacks, ceiling light point, extractor fan.

Bedroom 1

11'5 x 10'3 approx (3.48m x 3.12m approx)

UPVC double glazed window to the front, wall mounted radiator, ceiling light point, laminate flooring.

Bedroom 2

11'3 x 10'7 approx (3.43m x 3.23m approx)

UPVC double glazed window to the rear, wall mounted double radiator, linoleum flooring, wall light point, coving to the ceiling.

Bedroom 3

12'1 x 8'10 approx (3.68m x 2.69m approx)

UPVC double glazed window to the front, wall mounted radiator, laminate flooring and ceiling light point.

Outside

To the front of the property there is a block paved driveway providing ample off road parking with a brick wall to the front boundary.

To the rear there is a good size, enclosed private garden with fencing to the boundaries, artificial lawn for ease of maintenance, mature shrubs and trees planted to the borders and garden store providing useful additional storage space with light and power. The rear elevation offers elevated picturesque views.

Council Tax

Nottingham Council Band A

Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky

Broadband Speed - Standard 8mbps Superfast 74mbps

Ultrafast 1000mbps

Phone Signal – EE, 02, Three, Vodafone

Sewage – Mains supply

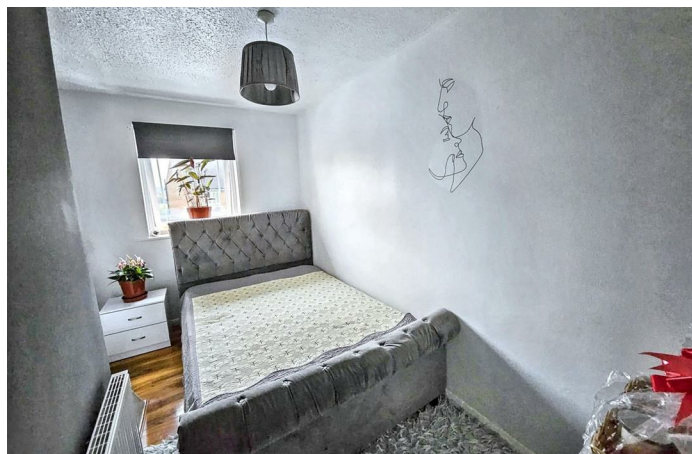
Flood Risk – No, surface water very low

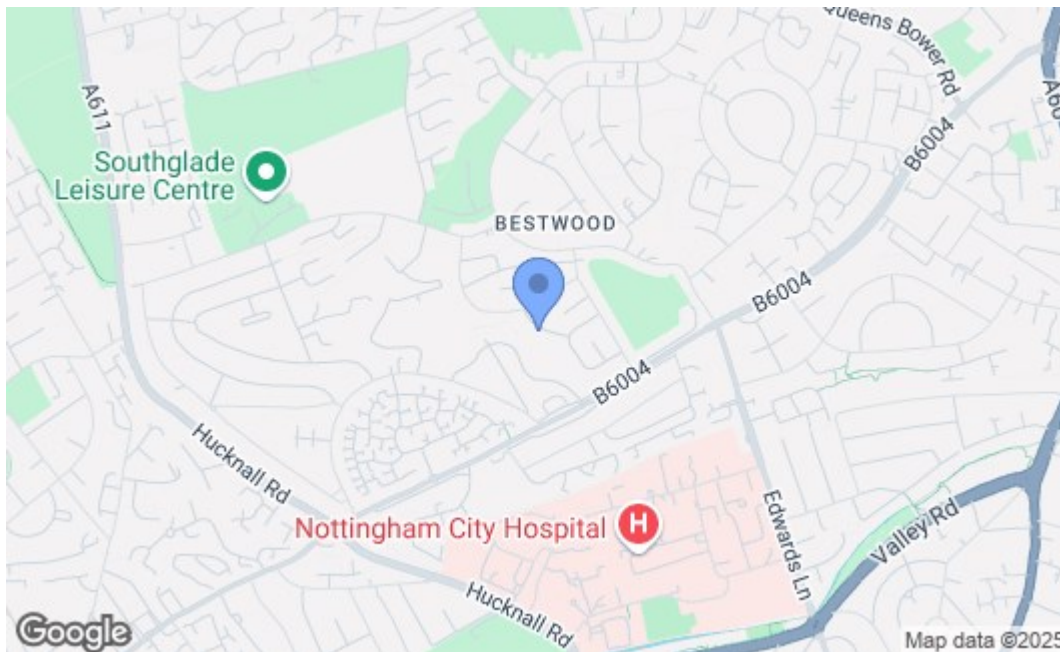
Flood Defenses – No

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			
(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.