



St. Margarets Avenue
Aspley, Nottingham NG8 5GD

A THREE-BEDROOM DETACHED DORMER
PROPERTY VIEWING RECOMMENDED.

Guide Price £450,000 Freehold



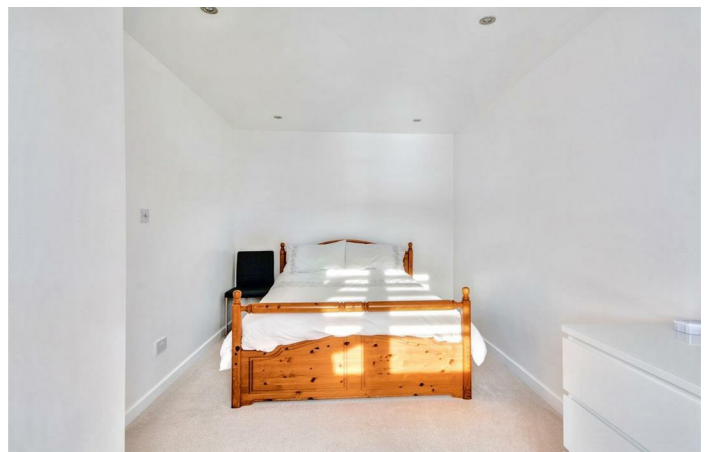
***GUIDE PRICE £450,000 - £460,000 ***

An Immaculately Presented and Recently Refurbished Three-Bedroom Detached Dormer Property – A Must-See Family Home!

Situated in the sought-after NG8 location, this beautifully modernized property offers versatile living space and has undergone extensive refurbishment throughout. Ideally positioned close to Ambleside Primary School, Bluecoat Aspley Academy, and excellent health facilities, including Melbourne Park Medical Centre and Nuthall Dental Centre, it also benefits from nearby Wollaton Park, Highfields Park, and other local amenities. With excellent transport links to the M1 and Nottingham City Centre, this home is perfect for families and professionals alike.

The ground floor features a bright and inviting living room, a modern fitted kitchen diner, two generously sized double bedrooms, and a stylish three-piece shower room, all with direct access to the enclosed rear garden. Upstairs, the master suite offers a spacious bedroom with a contemporary en-suite bathroom. The property further benefits from triple glazing throughout, ample off-street parking via the driveway and garage, and a private, well-maintained rear garden ideal for family gatherings or relaxing.

Presented in move-in-ready condition and combining style with practicality, this exceptional home is not to be missed. Call Robert Ellis today to arrange your viewing and take the first step toward making this house your dream home!



Entrance Porch

5'08 x 4'6 approx (1.73m x 1.37m approx)

Triple fully glazed door to front elevation leading to inner porch, recessed spotlights to ceiling, laminate floor covering, space for storage cupboards, panelled door leading to inner entrance hallway.

Inner Entrance Hallway

approx (approx)

Recessed spotlights to the ceiling, wall mounted radiator, staircase leading to master bedroom, panelled doors leading off to rooms.

Dining Kitchen

11'08 x 11'11 approx (3.56m x 3.63m approx)

A range of matching contemporary wall and base units with laminate work surfaces over, 1 1/2 bowl sink with mixer tap over, integrated double oven, 4 ring gas hob with stainless steel extractor hood above, integrated fridge freezer, space and plumbing for automatic washing machine, integrated dishwasher, triple glazed door to the rear elevation with triple glazed window, tiled splashbacks, recessed spotlights to the ceiling, LVT flooring, wall mounted radiator, ample space for dining table.

Living Room

13'10 x 15'11 approx (4.22m x 4.85m approx)

This spacious modern living room comprises triple glazed window to the front elevation, recessed spotlights to the ceiling, wall mounted radiator.

Bedroom 1

max 28'6 x min 16'7 x 11'01 approx (max 8.69m x min 5.05m x 3.38m approx)

Velux lights to front and rear elevations, ceiling light points, wall mounted radiator, panelled door leading to en-suite bathroom.

En-suite Bathroom

8'03 x 5'07 approx (2.51m x 1.70m approx)

Three piece suite comprising panelled bath with hot and cold tap above, low level flush WC, pedestal wash hand basin, tiled splashbacks, wall light point, wall mounted radiator, velux style roof light, LVT flooring.

Bedroom 2

8'9 x 16'04 approx (2.67m x 4.98m approx)

Triple glazed windows to front elevation, wall mounted radiator, recessed spotlights to ceiling, under stairs storage

cupboard providing useful additional storage space housing gas central heating combination boiler.

Bedroom 3

10'1 x 14'10 approx (3.07m x 4.52m approx)

Triple glazed windows to the rear elevation, wall mounted radiator, recessed spotlights to ceiling.

Ground Floor Shower Room

5'11 x 5'07 approx (1.80m x 1.70m approx)

Triple glazed obscured windows to the rear elevation, modern three piece suite comprising low level flush WC, pedestal wash hand basin, tiled splashbacks, walk-in quadrant shower with mains fed shower above, chrome heated towel rail, LVT flooring recessed spotlights to ceiling, extractor fan, tiled splashbacks.

Freestanding Garage

18'3 x 8'5 approx (5.56m x 2.57m approx)

Electric up and over door to the front elevation, double glazed side access door with light, power and gas meter point.

Rear of Property

To the rear of the property there is a private enclosed rear low maintenance garden incorporating paved patio area, additional seating area, garden laid to lawn with fencing to the boundaries, external security lighting.

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

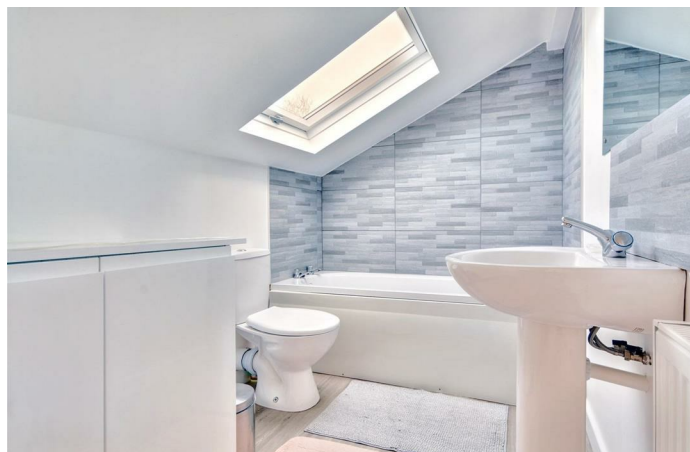
Flood Risk: No flooding in the past 5 years

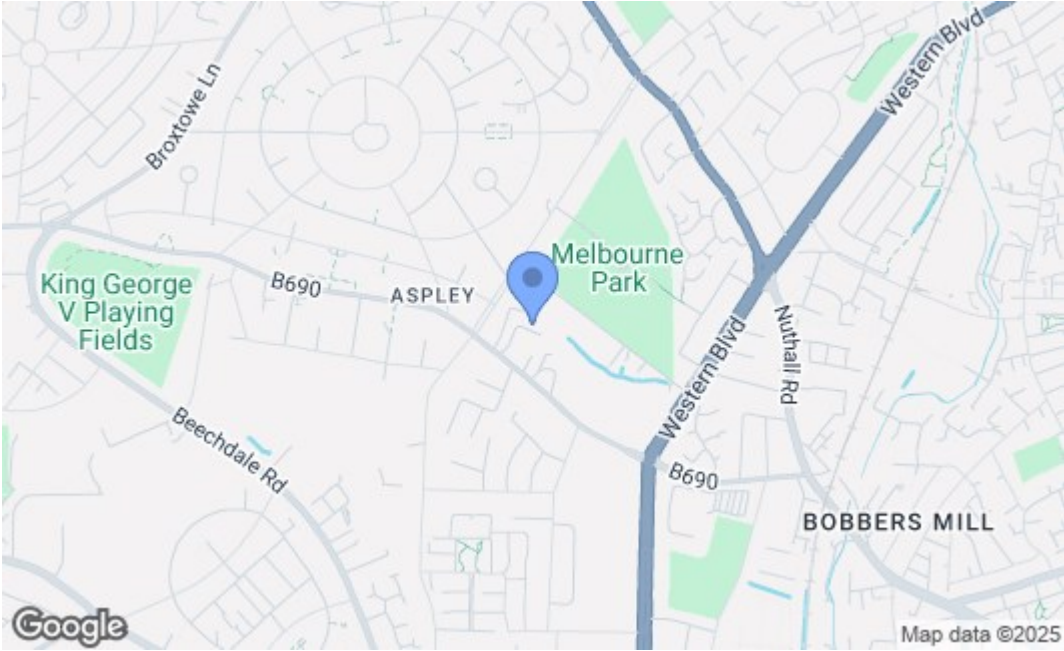
Flood Defences: No

Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No





| 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.