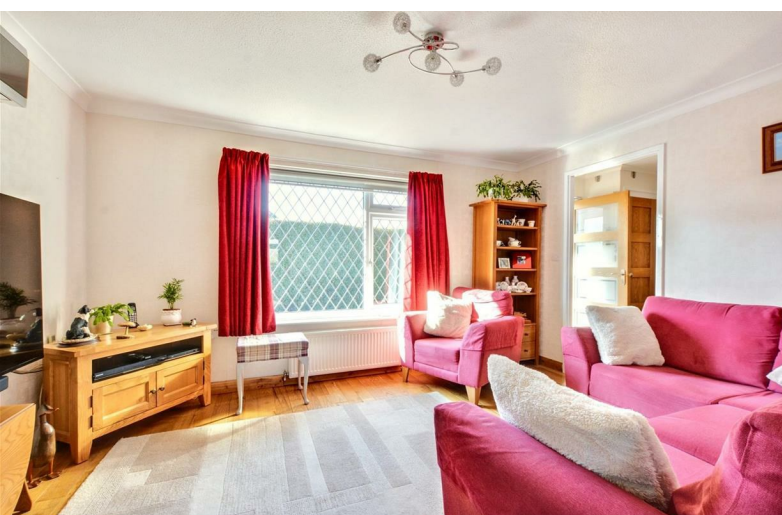


Robert Ellis

look no further...



Monkton Drive,
Bilborough, Nottingham
NG8 4EN

£199,000 Freehold

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Situated in Bilborough, you are positioned within close proximity to a large variety of local amenities including shops, public houses, healthcare facilities, restaurants, schools, and transport links.

This great property would be considered an ideal opportunity for a large variety of buyers including anyone looking to downsize, first time buyers or anyone looking for the convenience of ground floor living.

In brief the internal accommodation comprises: entrance porch, through to a welcoming entrance hall, lounge, kitchen, two double bedrooms, bathroom, study space and rear porch that also makes a handy utility space.

The property sits behind a gated entrance, giving you plenty of privacy, the gardens are primarily lawned with a paved seating area and driveway for two cars standing. There is also the fantastic addition of a garage and workshop, both with power points and lighting.

Having been incredibly well maintained by the current vendors this delightful property is offered to the market with the advantage of gas central heating, UPVC double glazing throughout, and is well worthy of an early internal viewing.



Entrance Porch

UPVC double glazed door through to the tiled entrance porch.

Entrance Hall

Secondary entrance door through to a spacious hallway, with oak wood flooring, radiator and useful storage cupboard.

Lounge

13'10" x 10'8" (4.23m x 3.26m)

Reception room, with oak wood flooring, radiator, air conditioning unit and UPVC double glazed window to the front aspect.

Kitchen

10'11" x 8'10" (3.35m x 2.71m)

A range of wall and base units with work surfacing over and tiled splashbacks, one and a half bowl sink with drainer and mixer tap, inset gas hob with extractor fan above and integrated electric oven. Space and fittings for freestanding appliances to include fridge freezer and dishwasher, cupboard housing the wall mounted boiler, tiled flooring with under floor heating, UPVC double glazed window to the rear aspect and door to the rear porch.

Porch/Utility

Space and fittings for freestanding appliances to include washing machine and dryer and UPVC double glazed door to the side passage.

Bedroom One

12'0" x 11'1" (3.66m x 3.39m)

A carpeted double bedroom, with radiator and UPVC double glazed window to the rear aspect.

Bedroom Two

10'7" x 8'10" (3.25m x 2.70m)

A carpeted double bedroom, with radiator and UPVC double glazed window to the front aspect.

Bathroom

Incorporating a three-piece suite comprising low flush WC, pedestal wash hand basin, walk in mains controlled shower, fully tiled walls and flooring, with under floor heating, heated towel rail, UPVC double glazed window to the rear aspect and extractor fan.

Study Area

5'3" x 4'8" (1.62m x 1.44m)

Previously a large storage cupboard from the hallway and bathroom, the homeowners have creatively opened up to create a useful study space with oak hard wood flooring.

Outside

Sitting on a corner plot, the front of the property is lawned with a pebbled area and footpath to the front door, the lawn continues round to the rear garden with some mature shrubs and paved seating area. To the side of the property is a paved driveway with ample off street parking for two cars standing, leading to a detached garage and workshop.

Garage

This is split into two sections,

2.53m x 3.26m: Garage doors to the front, lighting and power

2.54m x 1.63m Accessed from the side of the garage, this also benefits from lighting and power.

Workshop

19'5" x 14'7" (5.92m x 4.47m)

Secure L shaped workshop, with lighting and power points.

Material Information:

Freehold

Property Construction: Brick

Water Supply: Mains

Sewerage: Mains

Heating: Mains Gas

Solar Panels: Yes- leased until 08.08.2036

Building Safety: No Obvious Risk

Restrictions: None

Rights and Easements: None

Planning Permissions/Building Regulations: None

Accessibility/Adaptions: None

Has the Property Flooded?: No

Disclaimer:

These details and Key facts 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. Full material information is available in hard copy upon request.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	84	
(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		
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