



Torkard Drive,
Heron Ridge, Nottingham
NG5 9HR

£189,950 Freehold



A WELL-PROPORTIONED THREE BEDROOM SEMI-DETACHED HOME SITUATED IN A POPULAR LOCATION – OFFERED TO THE MARKET WITH NO UPWARD CHAIN AND A COMPETITIVE ASKING PRICE TO REFLECT MODERNISATION REQUIRED.

Robert Ellis Estate Agents are pleased to bring to the market this three bedroom semi-detached home positioned on Heron Ridge, just a short drive from Arnold Town Centre. The property offers fantastic potential and would make an ideal purchase for buyers looking to put their own stamp on a home.

Located within easy reach of local shops, amenities, and eateries, the property also benefits from excellent transport links into Mapperley, Nottingham City Centre, and surrounding towns and villages. West Glade Primary and Park Vale Academy are both nearby, making this an attractive option for families.

The accommodation in brief comprises an entrance hallway, a bright and spacious lounge, and a kitchen/diner overlooking the rear garden. To the first floor are three well-proportioned bedrooms and a family bathroom.

Externally, the property enjoys a landscaped rear garden offering a great space for families and outdoor entertaining. A large driveway provides off-road parking for multiple vehicles, and there is the added benefit of an integral garage.

While the property would benefit from a programme of improvement works, this has been sensibly reflected in the competitive asking price – presenting a fantastic opportunity for those looking to improve and add value.

Contact Robert Ellis today to arrange your viewing – early interest is expected.



ENTRANCE HALLWAY

5'2" x 5'07" (1.57m x 1.70m)

uPVC double glazed door to front elevation, staircase leading to the first floor landing, LVT flooring, light point, panel door leading through to the living room.

LIVING ROOM

11'10" x 15'03" (3.61m x 4.65m)

uPVC double glazed sectional bay window to the front elevation, light points, feature fireplace incorporating tiled hearth, living flame gas fire and exposed feature brickwork, internal glazed door leading through to the dining kitchen.

DINING KITCHEN

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

With a range of matching wall and base units incorporating laminate work surface above, stainless steel sink with mixer tap over, integrated oven, four ring stainless steel gas hob, space and plumbing for automatic washing machine, ample storage space, tiling to the floor, tiling to the walls, wall mounted double radiator, pantry providing useful additional storage housing alarm control panel and shelving for further storage, ample space for dining table, ceiling light points, sliding patio door leading through to the rear landscaped garden.

FIRST FLOOR LANDING

uPVC double glazed window to the side elevation, loft access hatch, light point, airing cupboard with shelving for additional storage, panel doors leading off to:

BEDROOM ONE

8'4" x 12'9" (2.54m x 3.89m)

uPVC double glazed window to the front elevation, wall mounted radiator, light point, built-in double wardrobes providing ample additional storage space.

BEDROOM TWO

8'4" x 10'1" (2.54m x 3.07m)

uPVC double glazed window to the rear elevation, wall mounted radiator, light point, built-in wardrobe for further storage.

BEDROOM THREE

9'7" x 6'06" (2.92m x 1.98m)

uPVC double glazed window to the front elevation, wall mounted radiator, light point.

FAMILY BATHROOM

5'04" x 6'04" (1.63m x 1.93m)

uPVC double glazed window to the rear elevation, white three piece suite comprising panel bath with electric Triton shower over, pedestal wash hand basin, low level flush WC, wall mounted radiator, tiled splashbacks, linoleum floor covering.

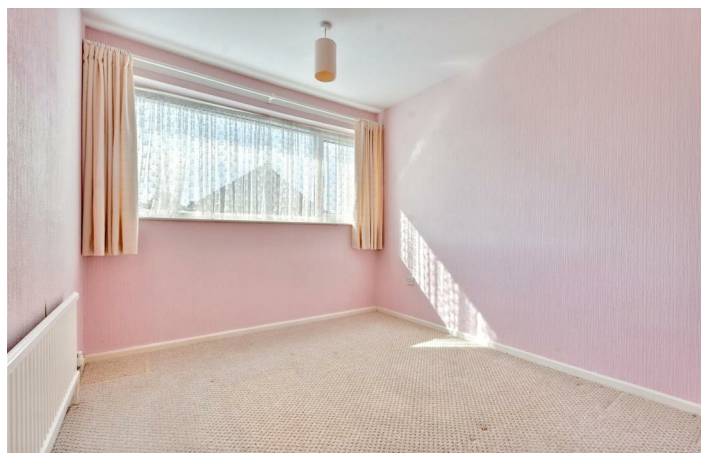
OUTSIDE

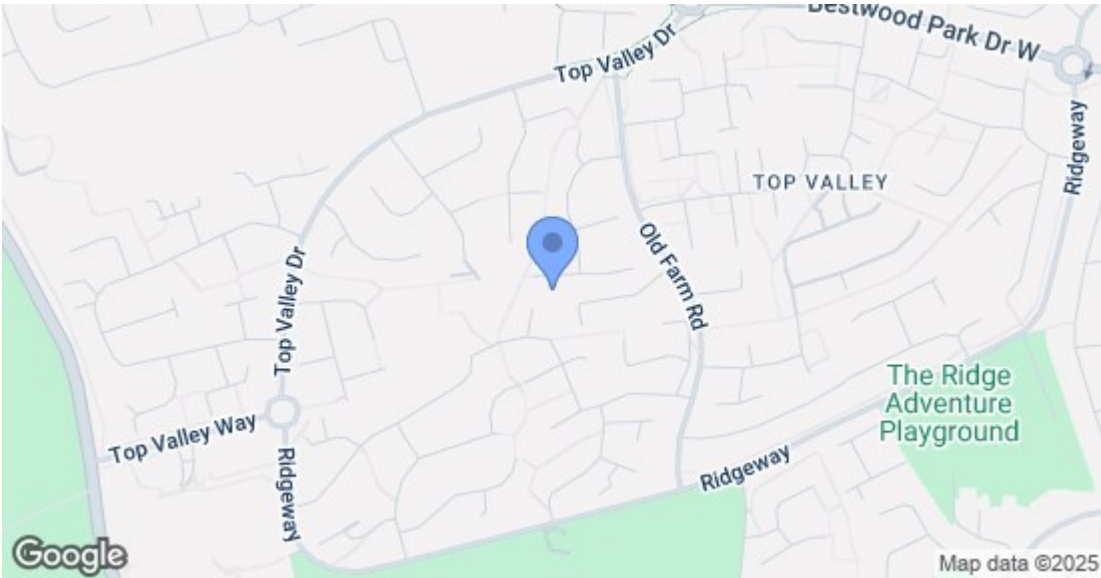
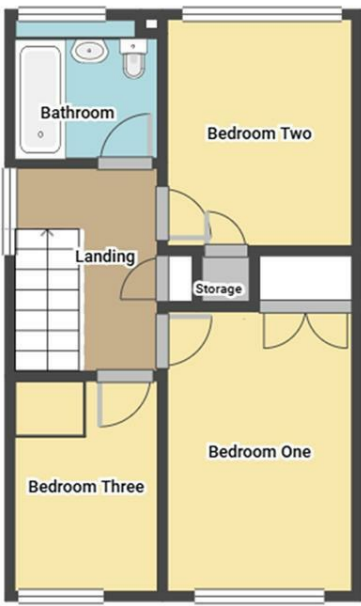
To the front of the property there is a large driveway providing ample off the road vehicle hard standing, garden laid to lawn, pathway to the front entrance door, access to the garage. To the rear of the property there is a private enclosed landscaped garden with hedges and fencing to the boundaries, large lawn area and low maintenance gravel area, outside water tap. Rear access through to the garage.

INTEGRAL GARAGE

8'1" x 17'11" (2.46m x 5.46m)

Up and over door to the front elevation, light, power, uPVC double glazed rear access door.





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.