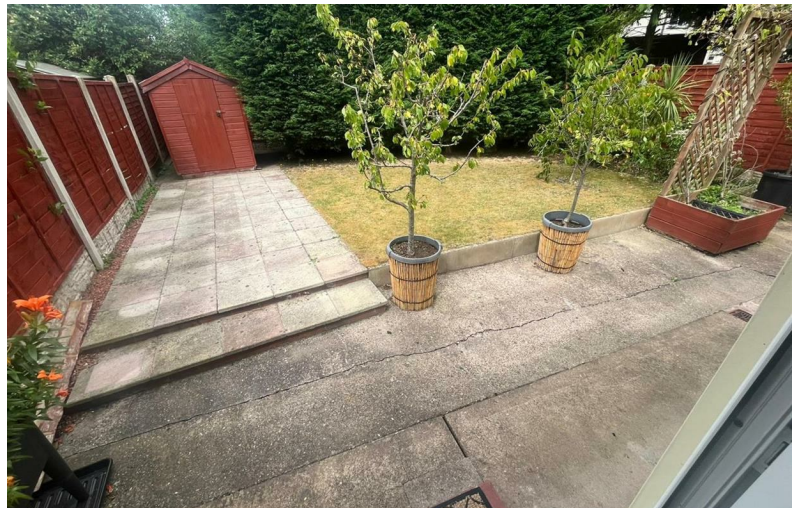


Robert Ellis

look no further...



**Abingdon Square
Aspley, Nottingham NG8 5HX**

£190,000 Freehold

SPACIOUS AND VERSATILE FAMILY HOME
WITH BRIGHT INTERIORS AND A PRIVATE
GARDEN IN A SOUGHT-AFTER LOCATION

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This beautifully presented home offers a welcoming entrance hall that provides a natural flow into the main living areas, including a bright and spacious front-facing living room with a large bay window that fills the space with natural light—perfect for relaxing or entertaining. To the rear, the well-proportioned kitchen/breakfast room provides a fantastic space for cooking, dining, and socialising, with direct access to the garden, making it ideal for everyday family life and hosting guests.

A separate utility room adds valuable storage and a dedicated area for laundry, helping to keep the kitchen clutter-free. Nearby, a neatly arranged ground floor bathroom offers practical convenience, complemented by a separate WC just off the entrance hall for added day-to-day ease.

Upstairs, the property features three well-sized bedrooms. The main bedroom is spacious and light-filled, comfortably accommodating a double bed and furnishings. The second bedroom also offers generous proportions, making it suitable for children, guests, or professional sharers. The third bedroom provides versatility, ideal as a nursery, home office, or study to suit your lifestyle needs. A central landing connects all rooms and offers easy access back down to the ground floor.

This home combines comfort, practicality, and flexibility—an ideal choice for families, professionals, or anyone seeking well-designed living space.



Entrance Hallway

UPVC entrance door to the front elevation leading into the entrance hallway with door leading off to the living room, ground floor WC, and staircase to the first floor landing.

Living Room

13'1" x 11'5" approx (3.99 x 3.50 approx)

UPVC double glazed bay window to the front elevation, recessed spotlights to the ceiling, wall mounted radiator.

Kitchen

12'7" x 11'5" approx (3.84 x 3.50 approx)

A range of wall and base units with work surfaces over incorporating a sink and drainer unit, space and point for cooker with extractor hood over, space and point for fridge freezer, wall mounted radiators, UPVC French doors leading out to the rear garden, tiled splashbacks, tiled flooring.

Utility Space

2'5" x 5'11" approx (0.75 x 1.81 approx)

Separate utility area with space and plumbing for a washing machine, UPVC double glazed window to the rear elevation.

Ground Floor Bathroom

5'10" x 5'11" approx (1.79 x 1.81 approx)

Tiling to the walls, vanity wash hand basin with mixer tap and storage cupboards below, panelled bath with mains fed shower over, UPVC double glazed window to the side elevation.

Ground Floor WC

WC, UPVC double glazed window to the side elevation.

First Floor Landing

Carpeted flooring, UPVC double glazed window to the side elevation, wall mounted vertical radiator, doors leading off to:

Bedroom One

13'1" x 11'5" approx (3.99 x 3.50 approx)

Carpeted flooring, wall mounted radiator, UPVC double glazed window to the front elevation.

Bedroom Two

9'8" x 10'2" approx (2.95 x 3.12 approx)

Carpeted flooring, wall mounted radiator, UPVC double glazed window to the rear elevation.

Bedroom Three

9'4" x 7'2" approx (2.85 x 2.19 approx)

Carpeted flooring, wall mounted radiator, UPVC double glazed window to the side elevation.

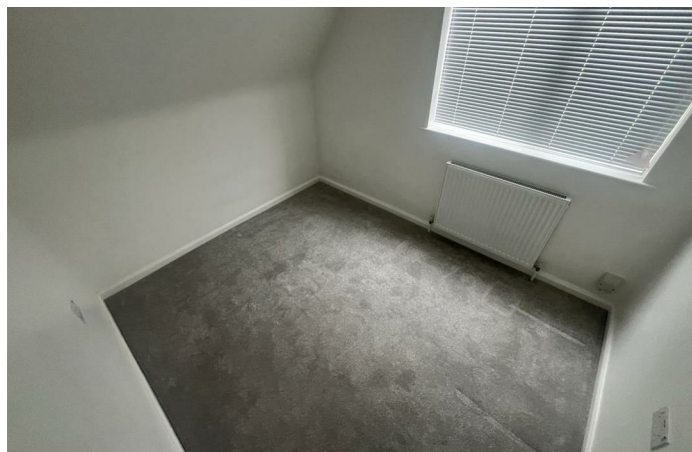
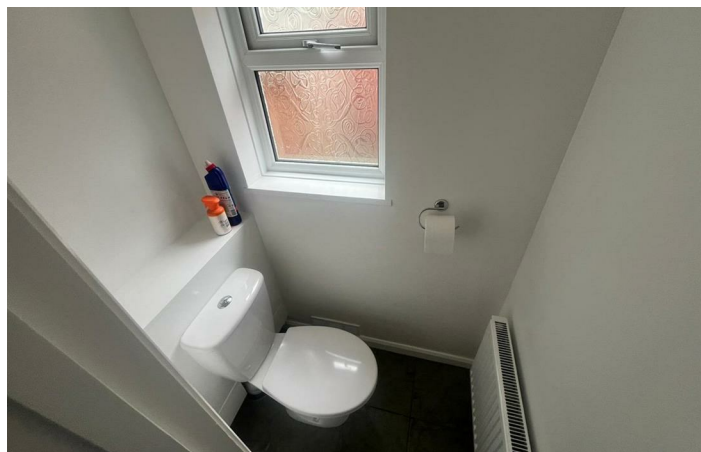
Outside

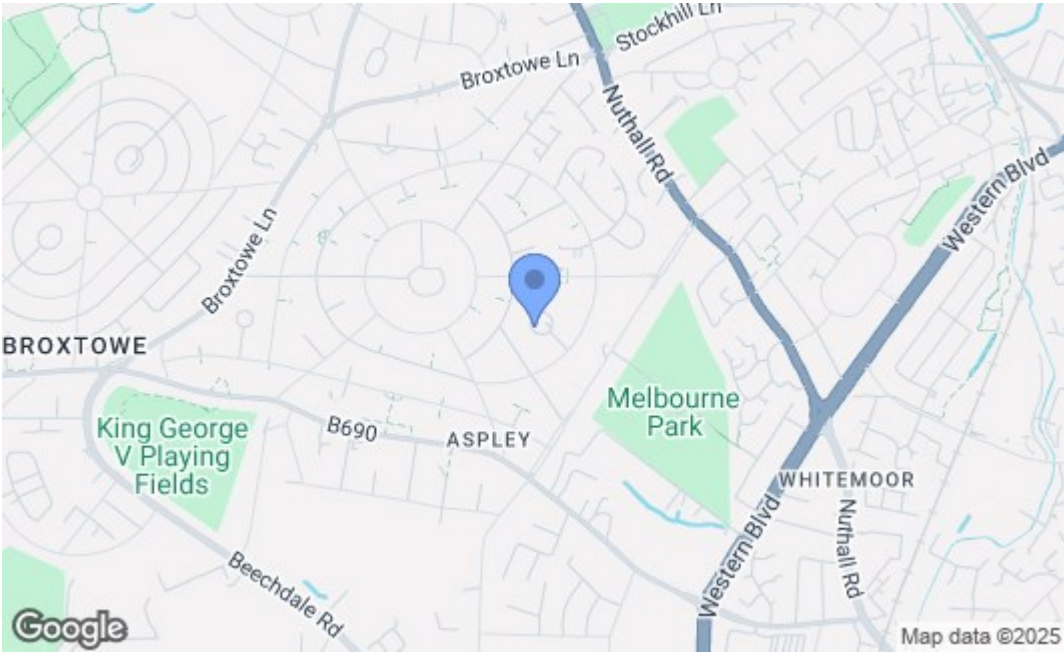
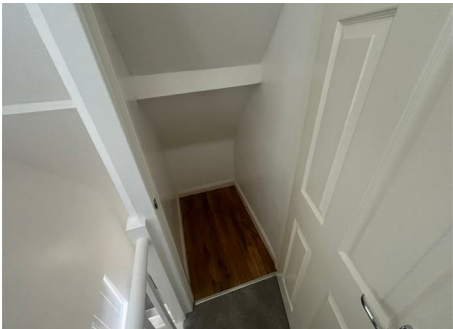
Rear of Property

To the rear of the property there is an enclosed rear garden with patio area and additional lawned area with a pathway leading to the shed, fencing to the boundaries, a range of trees planted to the borders, side gated access to the front.

Front of Property

To the front of the property there is a garden laid to lawn with pathway leading to the front entrance door, side gated access to the rear.





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.