



Serlby Rise
Thorneywood, Nottingham NG3 2LS

Asking Price £220,000 Freehold

AN EXTENDED FOUR BEDROOM SEMI-
DETACHED FAMILY PROPERTY



FOUR BEDROOM SEMI-DETACHED CITY CENTRE HOME – NO UPWARD CHAIN

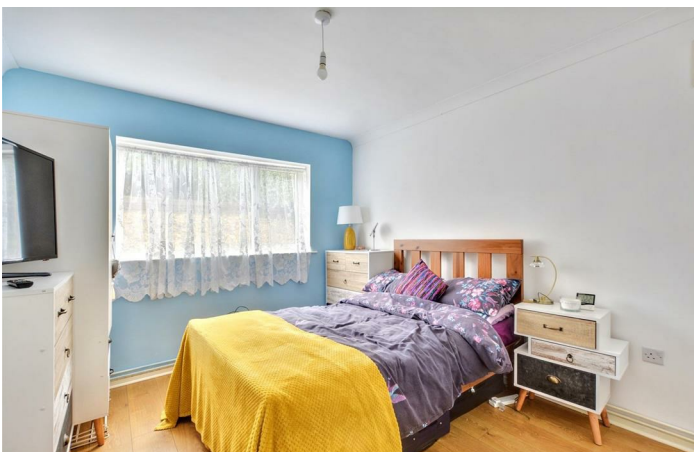
Robert Ellis are delighted to bring to the market this spacious and versatile four-bedroom semi-detached home, ideally located on Serlby Rise, just a short distance from Nottingham City Centre.

This well-presented property offers an excellent opportunity for a wide range of buyers, whether you're a first-time buyer, a growing family, or an investor. With easy access to an array of local amenities, including shops, cafés, and leisure facilities, along with excellent transport links, this home delivers both convenience and lifestyle.

The accommodation is arranged over two floors and comprises a welcoming entrance hallway, a comfortable lounge, a modern kitchen, a handy utility room, a ground-floor shower room, and a double bedroom. On the first floor are three further bedrooms and an additional shower room.

Externally, the property benefits from a private, enclosed rear garden with a spacious lawn, fruit trees, and a peaceful setting — ideal for entertaining or relaxing outdoors.

Offered with no upward chain, this is a fantastic opportunity not to be missed. Early viewing is highly recommended.



Entrance Hallway

16'11 x 3'05 approx (5.16m x 1.04m approx)

UPVC double glazed door to the front elevation leading into the entrance hallway comprising carpeted staircase to the first floor landing, ceiling light point, wall mounted radiator, laminate floor covering, meter cupboard, panelled doors leading off to:

Living Room

11'03 x 16'11 approx (3.43m x 5.16m approx)

UPVC double glazed window to the front elevation, wall mounted radiator, laminate floor covering, ceiling light point, coving to the ceiling, feature fireplace incorporating wooden mantle, stone hearth and surround with four bar gas fire.

Utility Room

6'09 x 8'1 approx (2.06m x 2.46m approx)

UPVC double glazed window to the side elevation, wall mounted Viessmann gas central heating combination boiler providing hot water and central heating to the property, space and plumbing for automatic washing machine, space and point for a freestanding fridge freezer, ceiling light point, linoleum floor covering, ample space for dining table.

Kitchen

8'4 x 13'03 approx (2.54m x 4.04m approx)

With a range of matching wall and base units with laminate work surfaces over incorporating a 1 1/2 bowl stainless steel sink with swan neck mixer tap over, space and point for a freestanding cooker, kickboard heater, ceiling light point, tiled splashbacks, tiling to the floor, UPVC double glazed window to the rear elevation, ample storage cabinets, glazed door leading through to rear lobby.

Rear Lobby

2'9 x 6'07 approx (0.84m x 2.01m approx)

Double glazed door to the side elevation leading to rear enclosed garden, wall mounted radiator, tiling to the floor, ceiling light point, panelled doors leading off to:

Ground Floor Shower Room

7'11 x 6'07 approx (2.41m x 2.01m approx)

Modern three piece suite comprising pedestal wash hand basin, low level flush WC, quadrant shower enclosure featuring Triton electric shower above, UPVC double glazed window to the side elevation, tiling to the walls, wall mounted radiator, ceiling light point, linoleum floor covering.

Bedroom Four

11'01 x 11'02 approx (3.38m x 3.40m approx)

UPVC double glazed window to the rear elevation, ceiling light point, coving to the ceiling, wall mounted double radiator, laminate floor covering.

First Floor Landing

8'01 x 5'10 approx (2.46m x 1.78m approx)

UPVC double glazed window to the rear elevation, laminate floor covering, ceiling light point, loft access hatch, built-in storage cupboard over stairs providing useful additional storage space, panelled doors leading off to:

Bedroom One

8'4 x 14'05 approx (2.54m x 4.39m approx)

UPVC double glazed window to the front elevation, wall mounted radiator, ceiling light point, coving to the ceiling, built-in storage cupboard over stairs providing useful additional storage space.

Bedroom Three

8'05 x 7'10 approx (2.57m x 2.39m approx)

UPVC double glazed window to the rear elevation, wall mounted radiator, ceiling light point, laminate floor covering.

Bedroom Two

11'03 x 10' approx (3.43m x 3.05m approx)

UPVC double glazed window to the front elevation, wall mounted radiator, ceiling light point, coving to the ceiling, laminate floor covering.

Family Bathroom

7'2 x 4'10 approx (2.18m x 1.47m approx)

Modern three piece suite comprising walk-in shower enclosure with mains fed shower above, vanity wash hand basin with storage cupboards below, low level flush WC, tiled splashbacks, ceiling light point, wall mounted radiator, UPVC double glazed window to the rear elevation.

Outside

Front of Property

To the front of the property there is a garden laid to lawn with pathway leading to the front entrance door, hedging to the boundaries.

Rear of Property

To the rear of the property there is a good-sized enclosed rear garden being laid mainly to lawn with patio area and hedging to the boundaries, trees planted the borders providing ideal privacy screening.

Agents Notes: Additional Information

Council Tax Band: A

Local Authority: Nottingham

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank: No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 15mbps Ultrafast 1000mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

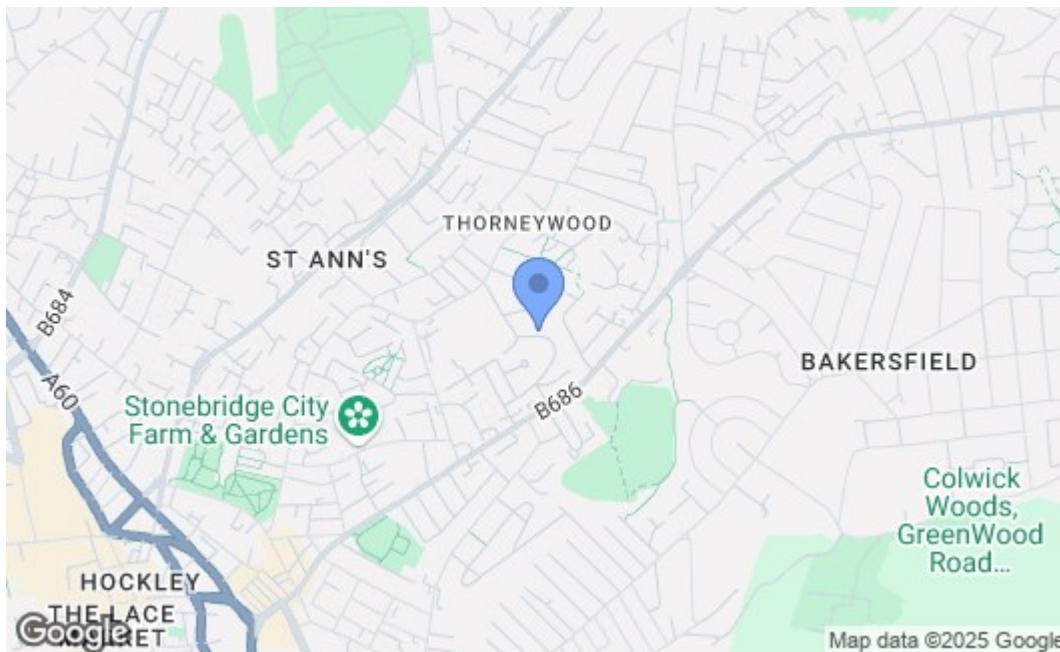
Flood Defences: No

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			83
(81-91) B			
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO₂) 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.