

Vernon Park Drive,
Basford, Nottingham
NG6 0AF

£250,000 Freehold



Located on the corner of Vernon Park in the ever-popular area of Basford, Nottingham, this spacious three-bedroom detached family home offers a unique opportunity to purchase a well-positioned and beautifully maintained property. Set in a desirable residential location, the home is ideally situated close to local schools, a variety of shops, and excellent transport links such as tram and bus routes, making it perfect for families and commuters alike.

As you enter the property, you are welcomed into a light and airy entrance hall which provides access to a convenient downstairs WC, kitchen with plenty of worktop and storage space, and a spacious lounge and dining area that is perfect for both relaxing and entertaining. The open-plan living space benefits from lots of natural light and has ample room for a large seating area as well as a family dining table. Stairs from the hallway lead up to the first floor where you'll find three generously sized bedrooms and a well-appointed family bathroom.

The master bedroom is a real highlight and benefits from an attractive archway that leads through to a dressing area with fitted wardrobes, offering a practical and stylish space for storage. The two additional bedrooms are both a great size and can comfortably accommodate children, guests or be used as a home office.

Outside, the rear garden features a patio and lawn, ideal for outdoor dining or family time. There is also a shed for extra storage and new fencing that provides privacy and security. The property benefits from side access on both sides, one leading to the driveway and detached garage and the other directly into the garden.

To the front of the property there is a well-kept front garden, a spacious driveway offering parking for multiple vehicles and a garage that is fitted with power and lighting.

This is a fantastic opportunity to secure a spacious and well-located family home in a popular and well-established part of Basford. Don't miss your chance to view this unique property. It truly must be seen to be fully appreciated!



Porch

UPVC door to the front, linoleum flooring and wooden door to:

Entrance Hall

Wood effect laminate flooring, radiator, stairs to the first floor, doors to the understairs storage cupboard, kitchen, lounge and to:

Cloaks/w.c.

5'6" x 2'7" max (1.7m x 0.81m max)

Wood effect laminate flooring, double glazed window to the side, radiator, low flush w.c., wash hand basin with hot and cold taps and tiled splashback.

Kitchen

10'9" x 11'2" max (3.3m x 3.41m max)

Wood effect laminate flooring, serving hatch, double glazed door to the side, double glazed window to the front, range of wall, base and drawer units with work surfaces over incorporating a double sink and drainer with mixer tap, breakfast bar with radiator under, plumbing for a washing machine, space for a fridge freezer, electric fan oven with Neff four ring electric ceramic hob above and extractor over.

Lounge

16'5" x 15'10" max (5.02m x 4.83m max)

Wood effect laminate flooring, double glazed window and French doors to the rear, TV point, gas fire with tiled hearth, wood surround, archway to dining room, coving, serving hatch to the kitchen, two radiators.

First Floor Landing

Carpeted flooring, double glazed window to the side, airing/storage cupboard, loft access hatch and doors to:

Bedroom 1

17'0" x 9'11" max (5.19m x 3.03m max)

Two radiators, two double glazed windows to the rear, carpeted flooring, built-in wardrobes and vanity unit, archway through to dressing area.

Bedroom 2

9'7" x 10'2" max (2.93m x 3.11m max)

Double glazed window to the front, radiator, carpeted flooring and built-in wardrobes and vanity unit.

Bedroom 3

9'6" x 6'8" approx (2.92m x 2.05m approx)

Carpeted flooring, radiator, overstairs storage cupboard and double glazed window to the front.

Bathroom

Tiled floor, tiled splashbacks, double glazed window to the side, low flush w.c., vanity wash hand basin with mixer tap, radiator, bath with mixer tap and electric shower over, spotlights to the ceiling.

Outside

Driveway to the front providing off road parking and access to the garage and rear garden, fencing to the borders.

To the rear there is a patio with flower beds to the borders, gate to the side giving access to the drive and garage. Garden shed, lawned garden with patio surrounding, plants and shrubs to the borders. Second side access gate.

Garage

8'2" x 15'0" max (2.49m x 4.59m max)

Up and over door, power and light.

Council Tax

Nottingham Council Band C

Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 6mbps Superfast 76mbps

Ultrafast 1800mbps

Phone Signal – 02, EE, Three, Vodafone

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

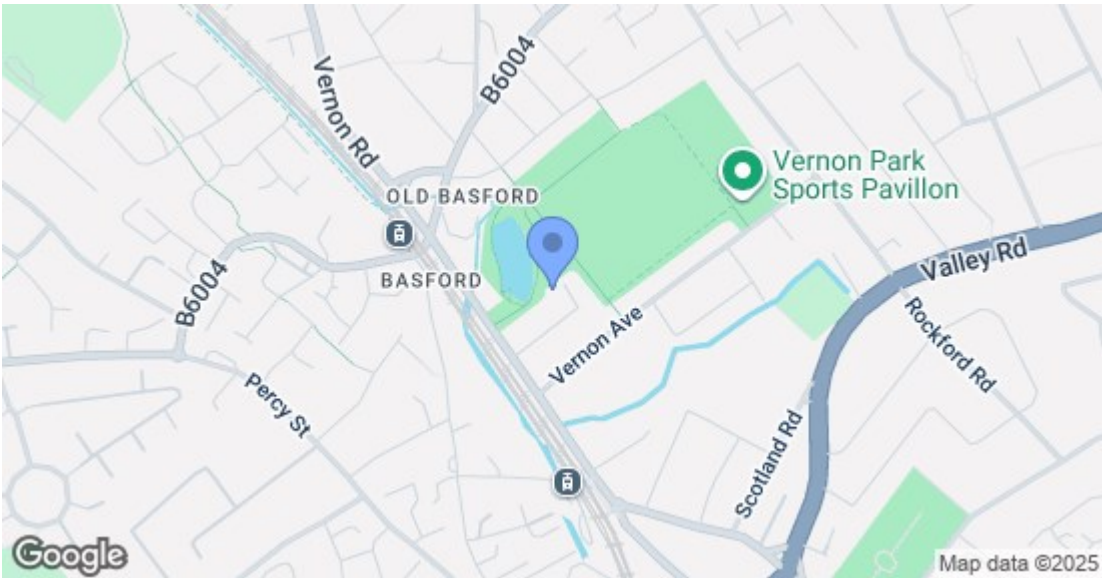
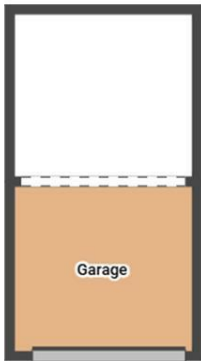
Flood Defenses – No

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		
(39-54) E	48	
(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.