



Coronation Road
Bestwood Village, Nottingham NG6
OT11
Guide Price £195,000 Freehold

****GUIDE PRICE £185,000 - £195,000****
CHARMING THREE-BEDROOM SEMI-
DETACHED HOME, BESTWOOD VILLAGE



Nestled in the heart of the ever-popular Bestwood Village, this well-presented three bedroom semi-detached property on Coronation Road offers generous living space, a beautifully extended garden, and a host of modern features – making it ideal for families, first-time buyers, or those looking to upsize.

Set back from the road, the property benefits from a shared front garden that adds a pleasant sense of community and greenery. To the rear, a large private garden offers a fantastic outdoor space, with a spacious lawn ideal for children or pets to play, and a dedicated suntrap area perfect for relaxing or entertaining on warm summer days.

Inside, the home is equally impressive. Upon entering, you are welcomed into a bright and spacious kitchen that features ample storage throughout and integrated white goods, offering both functionality and convenience. Moving through to the rear of the property, the expansive lounge provides a superb family living space with twin windows and French doors that open out onto the garden, flooding the room with natural light and providing a seamless indoor-outdoor connection.

Upstairs, the property continues to deliver on space with three well-proportioned double bedrooms, all neutrally decorated and ready to move into. A stylish three-piece family bathroom suite serves the first floor, and a loft hatch is located on the landing, providing access to additional storage space if required.

The location is a major highlight, with excellent transport links to Nottingham city centre and surrounding areas via nearby bus routes and tram connections. For families, several well-regarded primary and secondary schools are within easy reach. The nearby Bestwood Lodge Park, with its woodland walks and historic landscapes, offers a wonderful place to explore and unwind.

This property combines generous living areas, outdoor space, and a sought-after location – all wrapped up in a home that's ready to enjoy from day one. Early viewing is highly recommended to fully appreciate what's on offer.



Kitchen

20'0" x 7'5" approx (6.099 x 2.276 approx)

UPVC double glazed door to the front elevation, carpeted staircase leading to the first floor landing, tiled flooring, two wall mounted radiators, coving to the ceiling, under stairs storage cupboard, door leading through to the lounge, UPVC double glazed window to the front elevation, a range of wall and base units with worksurfaces over incorporating a sink and drainer unit with mixer tap over, space and plumbing for a washing machine, space and point for a tumble dryer, integrated oven with gas hob over and extractor hood above.

Lounge

20'2" x 10'11" approx (6.147 x 3.346 approx)

Carpeted flooring, coving to the ceiling, two UPVC double glazed windows to the rear elevation, UPVC double glazed French doors to the side elevation leading out to the rear garden, ample space for a dining table, wall mounted radiator.

First Floor Landing

Carpeted flooring, access to the loft, airing cupboard, UPVC double glazed window to the front elevation, doors leading off to:

Family Bathroom

6'0" x 5'8" approx (1.833 x 1.741 approx)

Three piece suite comprising panelled bath with mains fed shower over, WC, vanity handwash basin with mixer tap over, wall mounted radiator, tiled splashbacks, UPVC double glazed window to the side elevation, coving to the ceiling.

Bedroom Three

9'0" x 6'6" approx (2.749 x 2.003 approx)

Carpeted flooring, coving to the ceiling, UPVC double glazed window to the front elevation.

Bedroom Two

9'3" x 8'1" approx (2.831 x 2.473 approx)

UPVC double glazed window to the rear elevation, wall mounted radiator, coving to the ceiling, carpeted flooring.

Bedroom One

11'3" x 10'6" approx (3.451 x 3.213 approx)

UPVC double glazed window to the rear elevation, wall mounted radiator, built-in storage cupboards, coving to the ceiling, carpeted flooring.

Outside

Rear of Property

To the rear of the property there is a large enclosed rear garden being laid mainly to lawn, patio area creating ideal seating area, outdoor water tap, fencing to the boundaries, access to the front of the property.

Front of Property

To the front of the property there is a gravelled front garden with access to the rear of the property, pathway to the front entrance door and fencing to the boundaries.

Agents Notes: Additional Information

Council Tax Band: A

Local Authority: Gedling

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 4mbps Ultrafast 1800mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

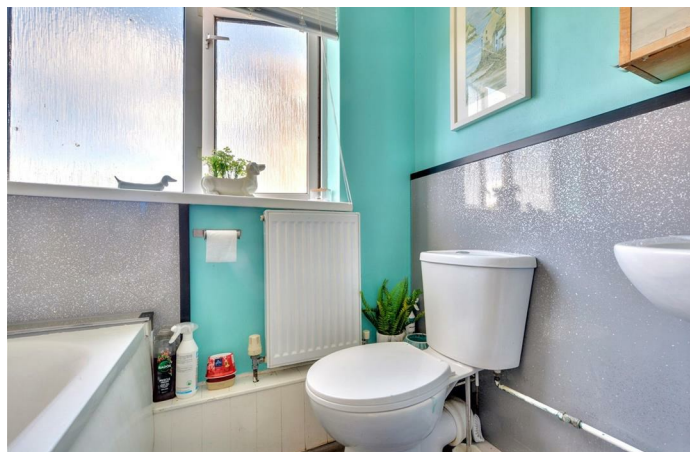
Flood Risk: No flooding in the past 5 years

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		
(81-91) B		85
(69-80) C		
(55-68) D	66	
(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.