



Longmead Drive  
Daybrook, Nottingham NG5 6DL

THREE BEDROOM END TERRACE  
PROPERTY

**Guide Price £170,000 Freehold**





\*\* Price Guide £170,000- £180,000\*\*

Robert Ellis Estate Agents are delighted to bring to the market this three-bedroom end terrace home, ideally positioned on Longmead Drive, a popular residential location in NG5.

The property offers well-presented accommodation with the benefit of gas central heating and double glazing. The ground floor features a welcoming bay-fronted living room and a generous dining kitchen, while the first floor hosts three good-sized bedrooms, making this a home perfectly suited for couples, families, or first-time buyers.

Outside, the property boasts a modern driveway providing off-street parking and a spacious rear garden, ideal for children, entertaining, or those who enjoy outdoor living.

Longmead Drive is conveniently situated within easy reach of Arnold and Mapperley, offering a wealth of local shops, supermarkets, cafés, and restaurants. The property is well placed for highly regarded schools, medical centres, and leisure facilities, while excellent transport links, including regular bus routes and nearby road connections, provide straightforward access into Nottingham city centre and surrounding areas.

This property combines practical living with a sought-after location, and an internal viewing is highly recommended to fully appreciate the accommodation on offer.



### Entrance Hallway

4'2 x 3'4 approx (1.27m x 1.02m approx)

UPVC double glazed entrance door to the side elevation leading into the entrance hallway comprising staircase leading to the first floor landing, wall mounted radiator, cloak hooks, internal door leading through to the living room.

### Living Room

14'10 x 13'07 approx (4.52m x 4.14m approx)

UPVC double glazed bay window to the front elevation, feature fireplace incorporating modern living flame gas fire with a stone hearth, stone surround and wooden mantle, meter box to chimney recess housing electrical meters, internal door leading through to the dining kitchen.

### Dining Kitchen

8'6 x 18' approx (2.59m x 5.49m approx)

UPVC double glazed windows to the rear elevation, UPVC double glazed door leading to the large enclosed rear garden, a range of matching wall and base units incorporating laminate worksurfaces above, 1 1/2 bowl stainless steel sink with mixer tap over, space and point for a freestanding gas cooker, space and plumbing for an automatic washing machine, space and plumbing for a dishwasher, space and point for a freestanding fridge freezer, space and point for a tumble dryer, wall mounted radiator, ceiling light point, tiled splashbacks, extractor hood, panelled door providing access to the pantry with shelving for useful additional storage space and further UPVC window to the side elevation.

### First Floor Landing

UPVC double glazed window to the side elevation, loft access hatch, ceiling light point, panelled doors leading off to:

### Bedroom Three

6'11 x 7'11 approx (2.11m x 2.41m approx)

UPVC double glazed window to the rear elevation, wall mounted radiator, ceiling light point, wall mounted Worcester Bosch gas central heating combination boiler providing hot water and central heating to the property.

### Bedroom One

11'2 x 9'11 approx (3.40m x 3.02m approx)

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

### Family Bathroom

6'10 x 6'06 approx (2.08m x 1.98m approx)

UPVC double glazed window to the front elevation, wall

mounted radiator, three piece suite comprising P-shaped panelled bath with mixer shower attachment over, semi-recessed vanity wash hand basin with storage cupboard below, low level flush WC, tiling to the floor, tiled splashbacks, built-in storage cupboard, recessed spotlights to the ceiling, extractor fan.

### Bedroom Two

9'11 x 9'08 approx (3.02m x 2.95m approx)

UPVC double glazed window to the rear elevation, wall mounted radiator, ceiling light point, built-in storage cupboard.

### Outside

#### Front of Property

To the front of the property there is a newly installed tarmac driveway providing off the road vehicle hardstanding, pathway to the side elevation leading to the entrance door.

#### 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, fencing and hedging to the boundaries, a range of flowers planted to the borders.

#### 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 16mbps Ultrafast 1800mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

Flood Defences: No

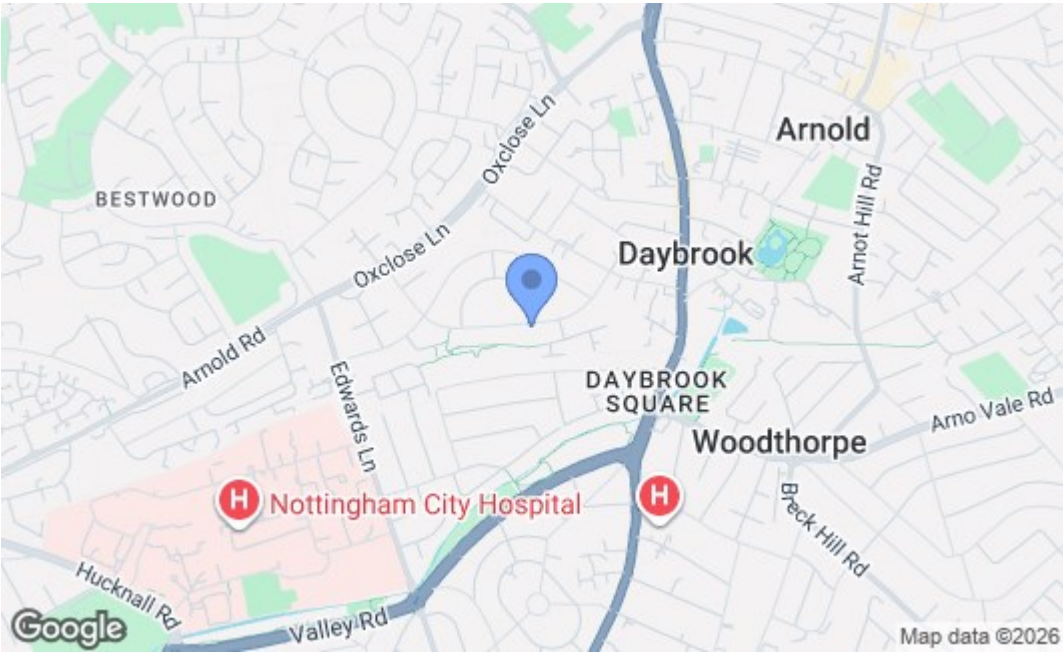
Non-Standard Construction: No

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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	60	77
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.