



Ashworth Close  
, Nottingham NG3 7FR

IMMACULATE THREE BEDROOM FAMILY  
HOME IN NG3

**£220,000 Freehold**





Set within a peaceful residential circus on Ashworth Close, NG3, this beautifully updated three-bedroom terraced home offers a rare combination of modern comfort and retained period charm, all framed by welcoming views over the central playing field and stretching out towards the Trent Valley.

From the moment you arrive, the property impresses with its double driveway and characterful frontage. A modern UPVC front door opens into a light and inviting entrance hall, setting the tone for the rest of the home. The main lounge sits to the front of the property, where large UPVC windows frame picturesque views across the green. A tiled period fireplace and solid wood flooring bring warmth and character to this cosy yet elegant space, which flows through into a thoughtfully designed kitchen diner at the rear.

The kitchen diner is a true highlight, bathed in natural light and offering uninterrupted views over the south-facing garden. It features well presented cabinetry, a walk-in pantry, and a cleverly designed in-built dining area, perfect for family meals or entertaining. Every detail has been considered to create a practical and sociable space that feels both modern and homely.

Step outside into a beautifully landscaped rear garden that takes full advantage of its sunny, south-facing position. A raised decking area provides the perfect setting for BBQs and outdoor gatherings, while the manicured lawn, vegetable patches, and garden shed make this an ideal space for both relaxation and productivity. Rear access via the bottom fence adds further convenience.

Upstairs, the property offers two generous double bedrooms, each with restored period features and fitted storage. Large UPVC windows allow for plenty of natural light and frame attractive views—whether across the green in front or towards the open Trent Valley landscape beyond. A third, single bedroom is currently used as a home office and includes built-in storage, making it a versatile space suited to modern living. The landing features a bespoke built-in bookshelf and skylight, adding character and light to the upper floor, while a pristine three-piece family bathroom completes the layout with stylish tiling and a fresh, immaculate finish.

All windows throughout the property are UPVC, ensuring energy efficiency and low maintenance. This home has been lovingly modernised throughout while remaining true to its original charm. With its unique setting, thoughtful design, and enviable views, this is a property that stands out—and early viewing is strongly recommended.

The area is also well-served by reputable schools, including Porchester Junior School and Carlton le Willows Academy, along with several nurseries and primary options nearby. Excellent public transport links and quick access to main roads make commuting simple, while nearby parks and open spaces provide plenty of opportunity for outdoor recreation.





### Entrance Hallway

UPVC entrance door to the front elevation leading into the entrance hallway comprising tiled flooring, staircase leading to the first floor landing, door leading through to the lounge.

### Lounge

11'5" x 14'9" approx (3.5 x 4.5 approx)

Wooden flooring, UPVC double glazed window to the front elevation, wall mounted radiator, archway leading through to the kitchen diner.

### Kitchen Diner

8'6" x 18'0" approx (2.6 x 5.5 approx)

Parquet flooring, two UPVC double glazed windows to the rear elevation, UPVC double glazed door to the rear elevation, built-in dining seating area, a range of base units with worksurfaces over incorporating a sink and drainer unit with modern swan neck mixer tap over, integrated oven with four ring gas hob over, space and point for an American style fridge freezer, space and plumbing for a washing machine, space and point for a tumble dryer, pantry providing additional storage, wall mounted boiler.

### First Floor Landing

Wooden flooring, built-in bookshelf, access to the loft, doors leading off to:

### Bathroom

7'2" x 8'2" approx (2.2 x 2.5 approx)

UPVC double glazed window to the rear elevation, tiling to the floor, tiled splashbacks, panelled bath with shower over, wash hand basin with separate hot and cold taps, WC, wall mounted radiator, part panelling to the walls.

### Bedroom One

8'2" x 9'6" approx (to the wardrobes) (2.5 x 2.9 approx (to the wardrobes))

UPVC double glazed window to the front elevation, wall mounted radiator, wooden flooring, built-in wardrobes with mirrored doors, picture rail.

### Bedroom Two

10'5" x 9'2" approx (3.2 x 2.8 approx)

UPVC double glazed window to the rear elevation, wall

mounted radiator, wooden flooring, built-in storage cupboard.

### Bedroom Three

6'6" x 9'6" approx (2.0 x 2.9 approx)

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

### Front of Property

To the front of the property there is a driveway providing off the road parking, hedging to the boundaries.

### Rear of Property

To the rear of the property there is an enclosed rear garden with decked area leading down to a further lawned area, shed, hedging and fencing to the boundaries.

### 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 7mbps Ultrafast 1800mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

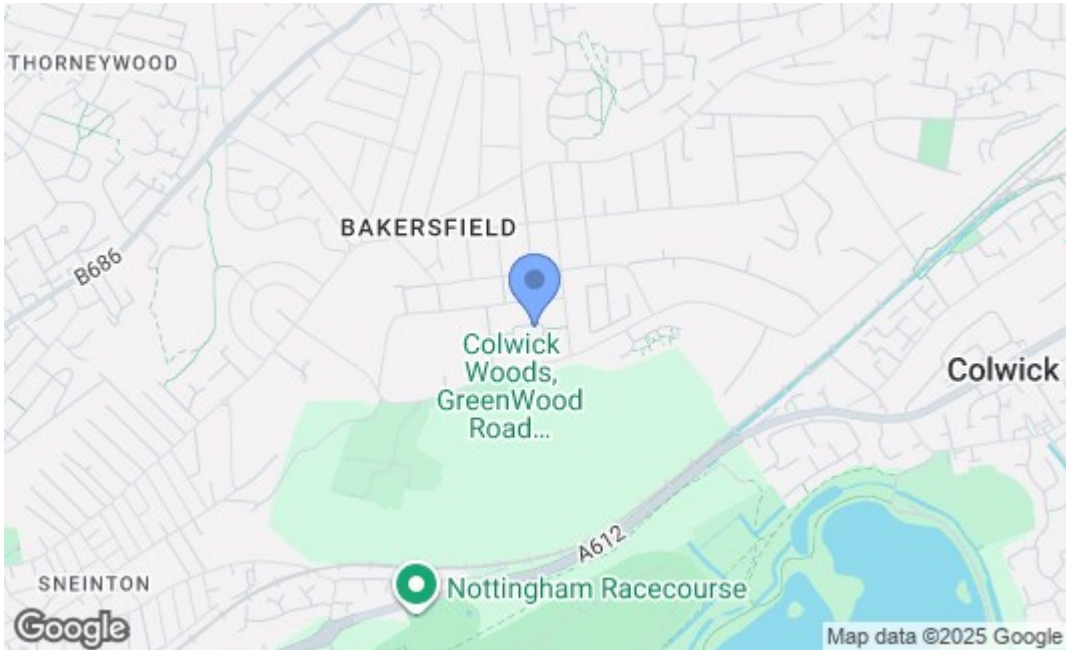
Flood Defences: No

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		88
(81-91) B		
(69-80) C	70	
(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 <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.