

**Pedmore Valley**  
**Bestwood Park, Nottingham NG5 5NX**

IMMACULATE THREE-BEDROOM END-  
TERRACE FAMILY HOME

**Guide Price £210,000 - £220,000**





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Set on the ever-popular Pedmore Valley, NG5, this beautifully maintained three bedroom end-terrace home offers immaculate presentation throughout and a superb location. The property is ideally situated within walking distance of Nottingham City Hospital, close to excellent local schools and transport routes, and surrounded by a wealth of green spaces, making it perfect for families and professionals alike.

The home sits proudly back from the road, with off-road parking for two cars and attractive front, side and rear gardens that provide outdoor space to enjoy the sun at any time of day. The property is highly secure and alarmed, offering both comfort and peace of mind.

Inside, the ground floor offers a welcoming flow between two bright and versatile reception rooms, separated by bespoke sliding doors that allow flexibility for open-plan living or distinct spaces. The front reception room, currently used as a dining area, features forward-facing UPVC windows fitted with stylish California shutters, creating a light and elegant atmosphere. The rear reception room provides a relaxing lounge space, complete with a wall-mounted television and French doors opening out onto a south-facing decked terrace – the perfect spot to unwind or entertain.

The contemporary family kitchen has been thoughtfully designed and recently fitted with brand new integrated appliances, including an oven, microwave oven and induction hob. Ample storage and a breakfast bar with seating make this the true heart of the home, while a convenient side door provides access to both the garden and driveway.

Upstairs, there are two generous double bedrooms, each with fitted storage, and a further single bedroom, also featuring built-in storage and currently used as a walk-in wardrobe. The family bathroom comprises a modern two-piece suite, with a separate W.C. next door for added practicality. The loft has been fully insulated and boarded, offering excellent additional storage space with enough headroom to stand comfortably.

Outside, the south-facing rear garden is a delightful sun trap and has been designed for easy maintenance, providing a wonderful balance of relaxation and low upkeep. Together with the private front and side gardens, this property offers outdoor options to enjoy throughout the day.

Presented in immaculate condition from top to bottom, this stunning home combines modern living, practicality and an enviable location. Properties of this quality in Pedmore Valley are rarely available, and early viewing is highly recommended.



### Entrance Hallway

UPVC double glazed composite entrance door to the front elevation leading into the entrance hallway comprising LVT flooring, storage cupboard, carpeted staircase leading to the first floor landing, vertical wall mounted radiator, doors leading off to:

### Kitchen

7'10" x 17'0" approx (2.4 x 5.2 approx)

LVT flooring, pantry, UPVC double glazed door to the side elevation, UPVC double glazed windows to the side and rear elevations, a range of wall and base units with worksurfaces over incorporating a sink and drainer unit, integrated oven, integrated microwave, induction hob with extractor hood over, space and plumbing for a washing machine, space and plumbing for a dishwasher, space and point for a tumble dryer, breakfast bar, tiled splashbacks, space and point for an American style fridge freezer.

### Dining Room

10'2" x 12'9" approx (3.1 x 3.9 approx)

UPVC double glazed window to the front elevation, wall mounted column radiator, ample space for a dining table, LVT flooring, internal sliding doors leading through to the lounge.

### Lounge

11'5" x 9'10" approx (3.5 x 3.0 approx)

UPVC double glazed French doors leading out to the rear garden, LVT flooring, vertical wall mounted radiator.

### First Floor Landing

Linoleum flooring, storage cupboard, access to the loft, wall mounted electric heater, doors leading off to:

### Bedroom One

10'2" x 11'5" approx (3.1 x 3.5 approx)

UPVC double glazed window to the front elevation, laminate flooring, built-in wardrobe, storage cupboard, wall mounted radiator.

### Bedroom Two

11'5" x 8'10" approx (3.5 x 2.7 approx)

UPVC double glazed window to the rear elevation, wall mounted column radiator, LVT flooring, built-in wardrobe.

### Dressing Room/Bedroom Three

11'5" x 3'7" approx (to the wardrobes) (3.5 x 1.1 approx (to the wardrobes))

UPVC double glazed window to the front elevation, ample built in storage, storage cupboard, LVT flooring, wall mounted radiator.

### Separate WC

2'3" x 7'6" approx (0.7 x 2.3 approx)

Linoleum flooring, heated towel rail, WC, UPVC double glazed window to the rear elevation, wash hand basin with storage below.

### Shower Room

4'11" x 7'6" approx (1.5 x 2.3 approx)

LVT flooring, shower cubicle with mains fed rainwater shower over with additional shower attachment, handwash basin with storage below, UPVC double glazed window to the rear elevation, wall mounted radiator.

### Outside

To the front of the property there are gated steps leading to the front entrance door with front garden comprising slate area, gravelled area and lawned area, with a range of plants shrubbery and rockery throughout, fencing to the boundaries.

To the rear and side of the property there is a spacious L-shaped enclosed garden with decked area, multiple artificial lawned areas, shed, block paved patio, gated access to the front of the property, gated access to the driveway for two cars to the rear, fencing to the boundaries, electric car charger, outdoor water tap.

### 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 5mbps Ultrafast 1800mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

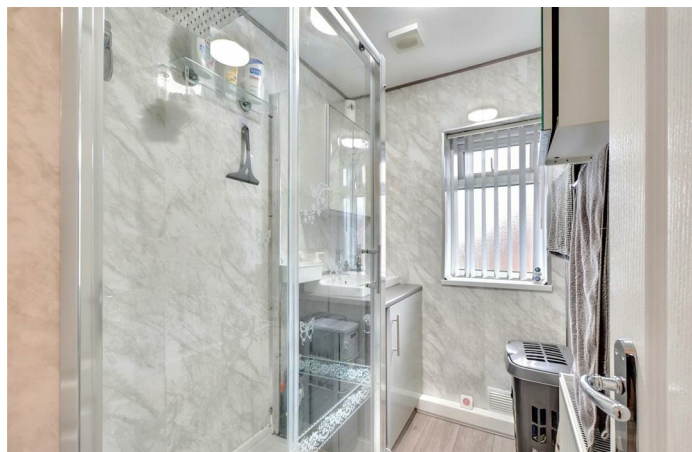
Flood Risk: No flooding in the past 5 years

Flood Defences: No

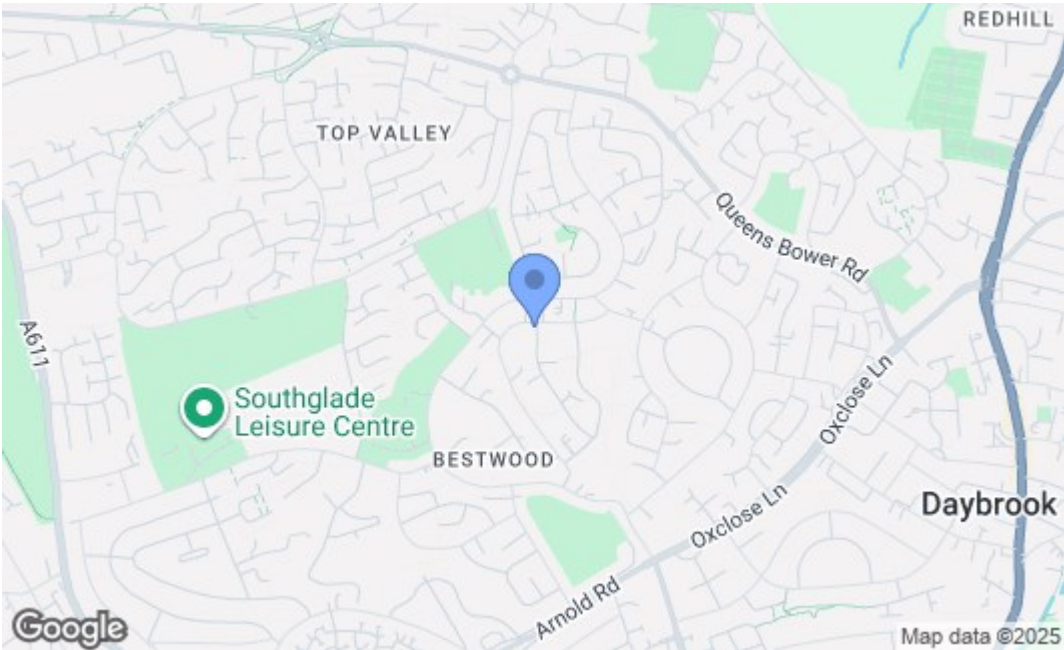
Non-Standard Construction: No

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		
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.