



**Brisbane Drive
, Nottingham NG5 9LB**

**TWO BEDROOM SEMI-DETACHED FAMILY
HOME IN A SOUGHT-AFTER RESIDENTIAL
LOCATION**

Asking Price £215,000 Freehold



Robert Ellis are delighted to bring to the market this well-presented semi-detached family home, occupying a generous corner plot within a popular and established residential location in North Nottingham, offering excellent potential for future extension or alteration, subject to the necessary planning permissions.

The accommodation is arranged over two floors and begins with an entrance hallway leading through to a bay-fronted living room with a feature fireplace, providing a comfortable and welcoming reception space. To the rear, the property benefits from a fitted kitchen with a range of wall and base units, integrated oven and gas hob, which opens through to a garden room offering versatile additional living or dining space with views over and direct access to the rear garden. A further benefit to the ground floor is a useful utility area providing extra storage and appliance space, along with internal access to the integral garage.

To the first floor, the landing gives access to two well-proportioned bedrooms, both benefiting from useful built-in storage, together with a modern shower room fitted with a walk-in shower, wash hand basin and WC.

Externally, the property enjoys a wider-than-average plot with gardens to the side and rear, providing excellent scope for enlargement or reconfiguration, subject to planning. The front of the property offers a driveway providing off-road parking and access to the integral garage, while the enclosed rear garden is laid mainly to lawn with patio seating areas, mature shrubs and established planting, creating a private outdoor space.

Offering both immediate accommodation and clear potential to add value, this property would appeal to first-time buyers, families, downsizers and investors alike. An early viewing is highly recommended.



Entrance Hallway

16'04 x 2'11 approx (4.98m x 0.89m approx)

UPVC double glazed leaded entrance door to the front elevation giving access to the entrance hallway comprising ceiling light point, coving to the ceiling, wall mounted radiator, passageway leading through to:

Fitted Kitchen

13'3 x 10'6 approx (4.04m x 3.20m approx)

With a range of matching wall and base units incorporating laminate worksurfaces above, 1.5 bowl stainless steel sink with mixer tap over, integral oven with four ring stainless steel gas hob over and extractor hood above, tiled splashbacks, linoleum floor covering, ceiling light point, space and point for freestanding fridge freezer, door leading through to the living room, archway leading through to the garden room.

Garden Room

8'7 x 19'04 approx (2.62m x 5.89m approx)

UPVC double glazed windows to the rear and side elevations, UPVC double glazed door providing access to the rear enclosed garden, wall mounted radiator, ceiling light room, recessed spotlights, linoleum floor covering, archway open through to the fitted kitchen.

Living Room

15'01 x 12'11 approx (4.60m x 3.94m approx)

UPVC double glazed bay window to the front elevation, ceiling light point, wall mounted double radiator, feature fireplace incorporating wooden surround and stone hearth and back panel with electric feature fireplace, staircase leading to the first floor landing.

Utility Area

21'11 x 5'05 approx (6.68m x 1.65m approx)

UPVC double glazed window to the rear elevation, base units with worksurfaces over providing additional storage space, space and point for a freestanding fridge freezer, space and point for a freestanding tumble dryer, ceiling light point, coving to the ceiling, linoleum floor covering, wall mounted radiator, internal door leading through to the integral garage.

Integral Garage

19'03 x 17'06 approx (5.87m x 5.33m approx)

Roller shutter door to the front elevation, additional loft storage space, light and power.

First Floor Landing

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

Shower Room

8'1 x 5'07 approx (2.46m x 1.70m approx)

UPVC double glazed window to the side elevation, walk-in quadrant shower enclosure with electric shower above, vanity wash hand basin, low level flush WC, tiling to the floor, tiled splashbacks, ceiling light point, feature chrome radiator.

Bedroom One

9'10 x 12'5 approx (3.00m x 3.78m approx)

UPVC double glazed picture window to the front elevation, wall mounted radiator, ceiling light point, built-in storage cupboard over stairs providing additional storage space.

Bedroom Two

6'07 x 10'8 approx (2.01m x 3.25m approx)

UPVC double glazed window to the rear elevation, wall mounted double radiator, ceiling light point, built-in storage cupboard over stairs providing useful additional storage space.

Outside

Rear of Property

To the rear of the property there is an enclosed rear garden being laid mainly to lawn with brick walls to the boundaries, paved patio area and separate raised pebbled seating area, mature shrubs and trees planted to the borders.

Front of Property

To the front of the property there is a driveway providing ample off the road vehicle hardstanding leading to integral garage, garden laid to lawn with mature shrubs and trees planted to the borders.

Agents Notes: Additional Information

Council Tax Band: B

Local Authority: Nottingham

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 10mbps Ultrafast 1000mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

Flood Defences: No

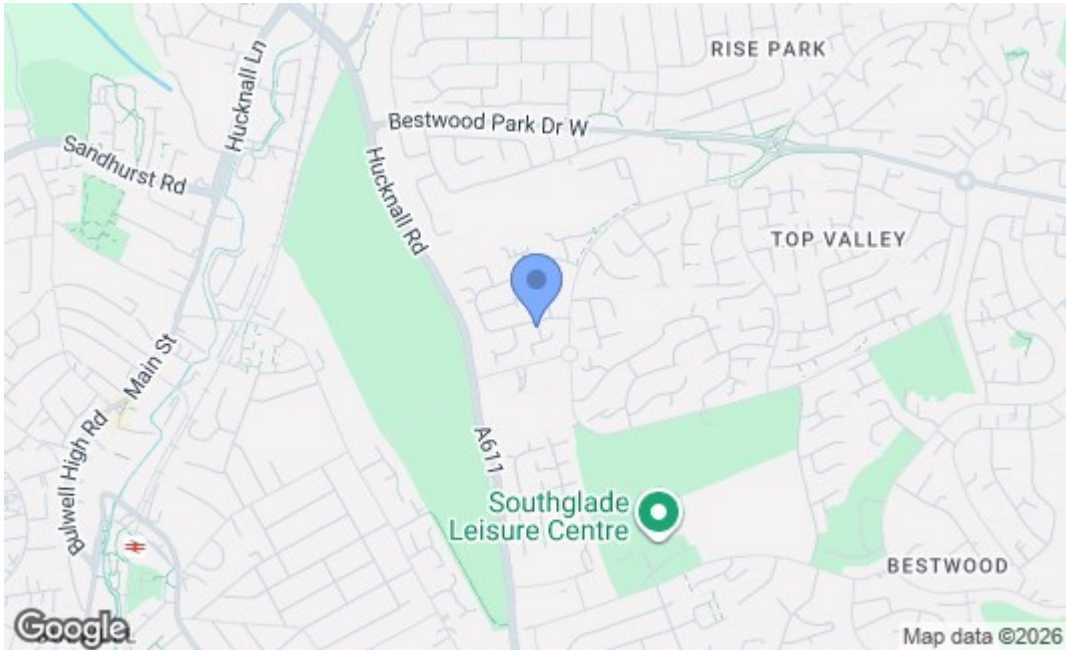
Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No



Robert Ellis
ESTATE AGENTS



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 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.