

Eskdale Drive,  
Aspley, Nottingham  
NG8 5GZ

**£545,000 Freehold**



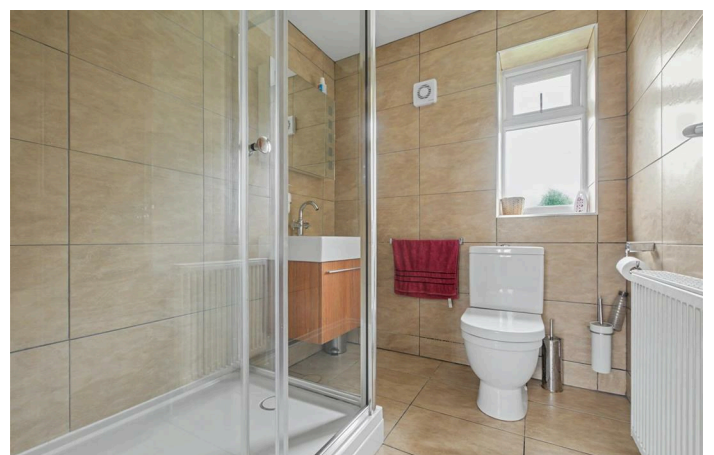
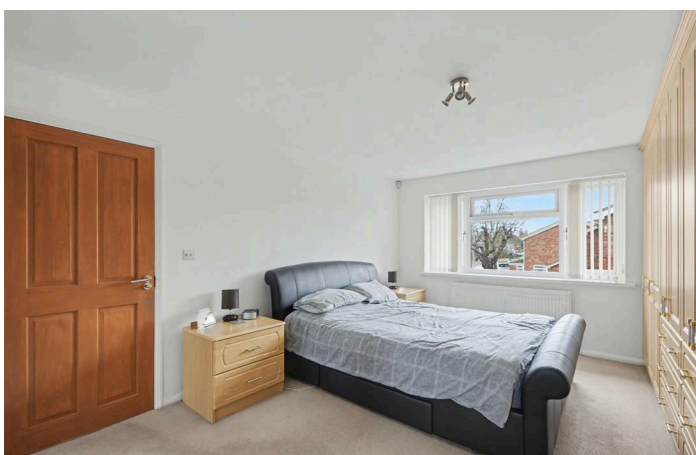
A beautifully presented and extended five-bedroom detached house.

This substantial and versatile house offers extensive internal accommodation complemented by quality fixtures and fittings throughout and boasts two en-suite bedrooms and a large open plan kitchen diner/living space.

In brief the internal accommodation comprises entrance porch, entrance hallway, large L-shaped lounge, WC, study/playroom, impressive open plan kitchen diner and living space, rising to the first floor is a generous landing, master en-suite bedroom, four further bedrooms, one of which has an en-suite and a family bathroom.

Outside the property occupies a large plot with a drive to the front providing ample car-standing with the garage beyond a primarily lawned garden, and to the rear the property has an enclosed and private garden, which again is primarily lawned, stocked borders, patio and shed.

Tucked away in a peaceful position at the head of a sought-after cul-de-sac yet extremely convenient for local shops, schools and excellent transport links, this fabulous property is ideal for the needs of a growing family but will suit the needs of a wide variety of potential purchasers.



### Entrance Porch

UPVC double glazed entrance door with flanking window and further UPVC double glazed door leading into the entrance hallway.

### Entrance Hallway

With stairs off to the first floor landing, radiator and under stairs cupboard.

### Downstairs WC

Fitted with a WC, wall-mounted wash-hand basin inset to vanity unit, part tiled walls, tiled flooring, UPVC double glazed window, radiator and extractor.

### Lounge

25'0" x 21'2" decreasing to 10'4" (7.64m x 6.47 decreasing to 3.15m )  
UPVC double glazed windows to front and rear, UPVC double glazed patio door leads to the rear garden, and three radiators.

### Study/Playroom

10'9" x 10'0" (3.30m x 3.05m )  
UPVC double glazed window and radiator.

### Sitting Room

14'2" x 10'11" (4.34m x 3.33m )  
UPVC double glazed window and radiator.

### Kitchen Diner

21'11" x 11'5" (6.69m x 3.50m )  
With an extensive range of modern fitted wall and base units, work surfacing with splashback, inset gas hob with extractor above, inset single sink and drainer with mixer tap, inset electric oven and grill, microwave, dishwasher and washing machine, two UPVC double glazed windows, UPVC double glazed patio door, radiator, and further UPVC double glazed door to the side.

### First Floor Landing

With UPVC double glazed window, radiator, loft hatch and fitted cupboard.

### Main Bedroom Suite

21'11" x 11'6" including en-suite (6.70m x 3.51m including en-suite )  
UPVC double glazed windows to both front and rear, two radiators, and fitted wardrobes.

### En-Suite

With modern fittings in white comprising WC, wash-hand basin inset to vanity unit with mirror fronted cabinet above, double shower cubicle with main control shower, fully tiled walls, tiled flooring, radiator, extractor fan, UPVC double glazed window.

### Bedroom Two

13'6" x 11'11" (4.14m x 3.64m )  
UPVC double glazed window, radiator, fitted wardrobe.

### En-Suite

7'6" x 6'4" (2.31m x 1.94m )  
Fittings in white comprising WC, wall-mounted wash-hand basin inset to vanity unit with mirror fronted cabinet above, bath with main control shower over, part tiled walls, tiled flooring, radiator, UPVC double glazed window and extractor fan.

### Bedroom Three

11'9" x 8'9" (3.60m x 2.68m )  
UPVC double glazed window, radiator and fitted wardrobe.

### Bathroom

7'6" x 7'2" (2.30m x 2.19m )  
Fittings in white comprising WC, wash-hand basin inset to vanity unit with mirror fronted cabinet above, corner bath with Mira shower over, fully tiled walls, tiled flooring, radiator, extractor fan and UPVC double glazed window.

### Bedroom Four

15'3" x 10'11" (4.65m x 3.34m )  
UPVC double glazed window, radiator and fitted wardrobe.

### Bedroom Five

9'4" x 7'6" (2.87m x 2.31m )  
UPVC double glazed window, radiator and fitted wardrobe.

### Outside

To the front the property has a block paved drive providing ample car standing with the double garage beyond, and a primarily lawned garden with shrub border and gated access leading to the rear garden, the property has access along both sides, has a patio and outside tap. To the rear the property has a easily maintained yet generous and private garden, which is primarily lawned with a shed, and shrub borders.

### Garage

20'9" x 17'5" (6.33m x 5.33m )  
With an electric remote controlled roller door to the front, wall-mounted Vaillant boiler, pressurised cylinder, light and power, pedestrian door to the side, fitted cupboards, and sink and drainer unit with mixer tap.

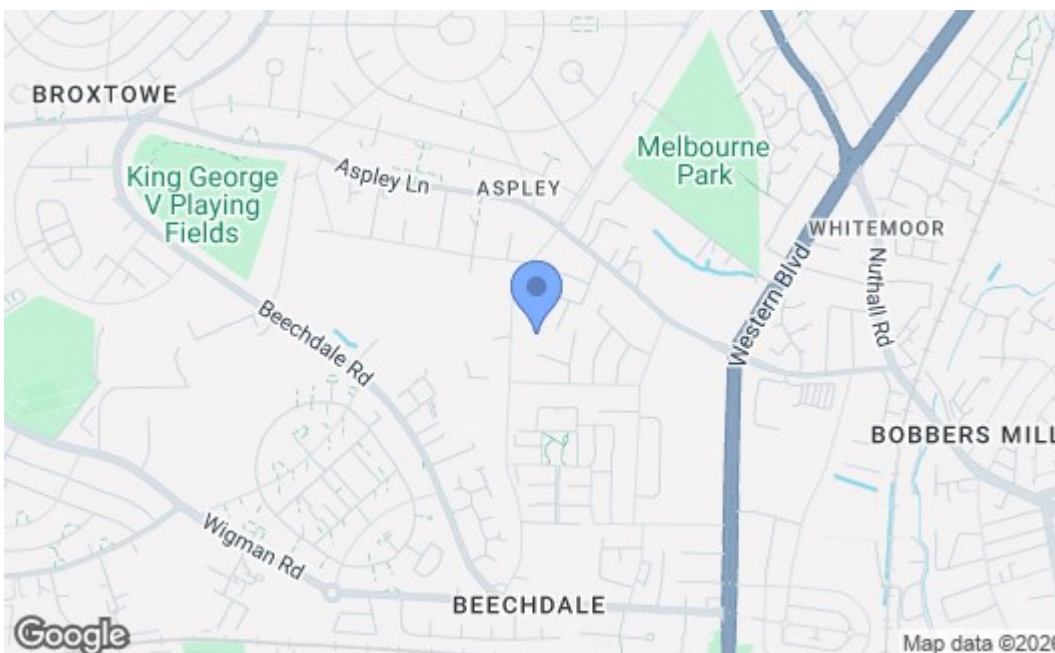
### Material Information:

Freehold  
Property Construction: Brick  
Water Supply: Mains  
Sewerage: Mains  
Heating: Mains Gas  
Solar Panels: No  
Building Safety: No Obvious Risk  
Restrictions: None  
Rights and Easements: None  
Planning Permissions/Building Regulations: None  
Accessibility/Adaptions: None  
Does the property have spray foam in the loft?: No  
Has the Property Flooded?: No

### Disclaimer

These details and Key facts 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. Full material information is available in hard copy upon request.





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			
		76	84
<b>England &amp; Wales</b>		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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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