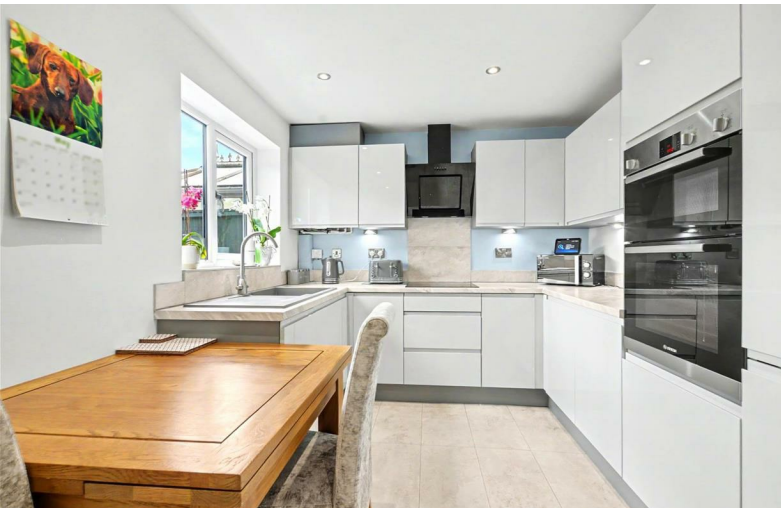




Sidlaw Rise
Nottingham, NG5 9PU

A well presented family home for sale!

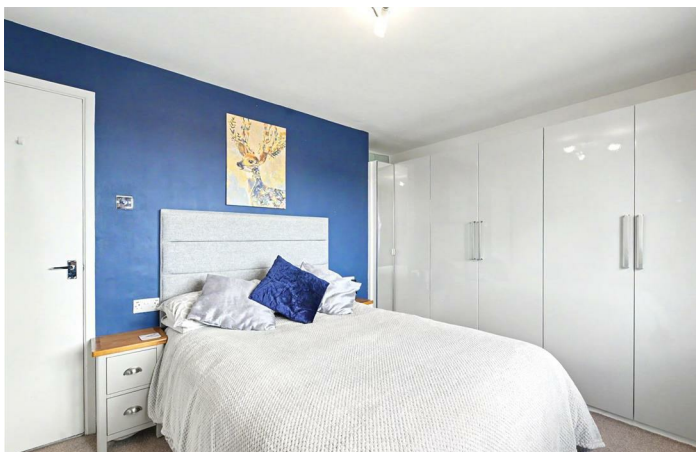
Offers In The Region Of £210,000 Freehold



Robert Ellis Estate Agents are delighted to present this beautifully maintained two-bedroom semi-detached home, situated in the sought-after residential area of Sidlaw Rise, Nottingham. Offering stylish and modern accommodation throughout, this property is ideal for first-time buyers, young families, or anyone looking for a home ready to move straight into.

The accommodation comprises an inviting entrance hallway, spacious lounge with bay window, and a contemporary fitted kitchen featuring integrated double oven, induction hob, integrated fridge freezer, and access to a separate utility room. To the first floor are two well-proportioned bedrooms, both benefiting from built-in storage, alongside a modern shower room fitted with a mains-fed shower and vanity wash basin.

Externally, the property boasts a driveway providing off-road parking, garage access, and a generous enclosed rear garden with patio seating area and lawn, perfect for outdoor entertaining. Additional benefits include UPVC double glazing, gas central heating, excellent broadband availability, and convenient access to local amenities, schools, and transport links. This fantastic home offers both comfort and practicality in a popular location.



Entrance Hallway

Composite entrance door, wall mounted radiator, Karndean flooring, doors leading off to:

Lounge

12'90 x 14'31 approx (3.66m x 4.27m approx)

UPVC double glazed bay window to the front elevation, Karndean flooring, wall mounted radiator, staircase leading to the first floor landing.

Kitchen

12'90 x 8'42 approx (3.66m x 2.44m approx)

A range of wall and base units with worksurfaces over incorporating a sink and drainer unit with mixer tap, induction hob with extractor hood over, integrated double oven, integrated fridge freezer, tiled splashbacks, wall mounted radiator, spotlights to the ceiling, Karndean flooring, door leading through to the utility room, UPVC double glazed window to the rear elevation.

Utility

5'82 x 8'55 approx (1.52m x 2.44m approx)

Tiled flooring, wall mounted radiator, space and point for fridge freezer, base units with worksurface over, space and plumbing for a washing machine, space and point for a tumble dryer, UPVC double glazed window to the side elevation, door leading through to the garage.

Garage

First Floor Landing

Carpeted flooring, access to the loft, UPVC double glazed window to the side elevation, doors leading off to:

Bedroom One

9'32 x 10'95 (to the wardrobes) approx (2.74m x 3.05m (to the wardrobes) approx)

UPVC double glazed window to the front elevation, wall mounted radiator, carpeted flooring, built-in wardrobes.

Bedroom Two

8'82 x 6'69 approx (2.44m x 1.83m approx)

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

Bathroom

5'90 x 5'65 approx (1.52m x 1.52m approx)

UPVC double glazed window to the rear elevation, shower enclosure with mains fed shower, spotlights to the ceiling, vanity wash hand basin with mixer tap, WC, heated towel rail.

Rear of Property

To the rear of the property there is an enclosed rear garden with patio area, garden laid to lawn, flowerbeds to the borders, fencing to the boundaries, side access to the front of the property.

Front of Property

To the front of the property there is a driveway providing off the road parking and front garden.

Agents Notes: Additional Information

Council Tax Band: B

Local Authority: Gedling

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 3mbps Ultrafast 1800mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

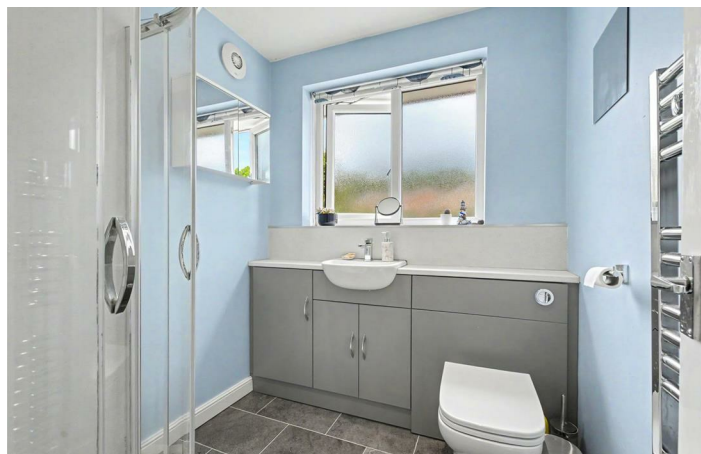
Flood Risk: No flooding in the past 5 years

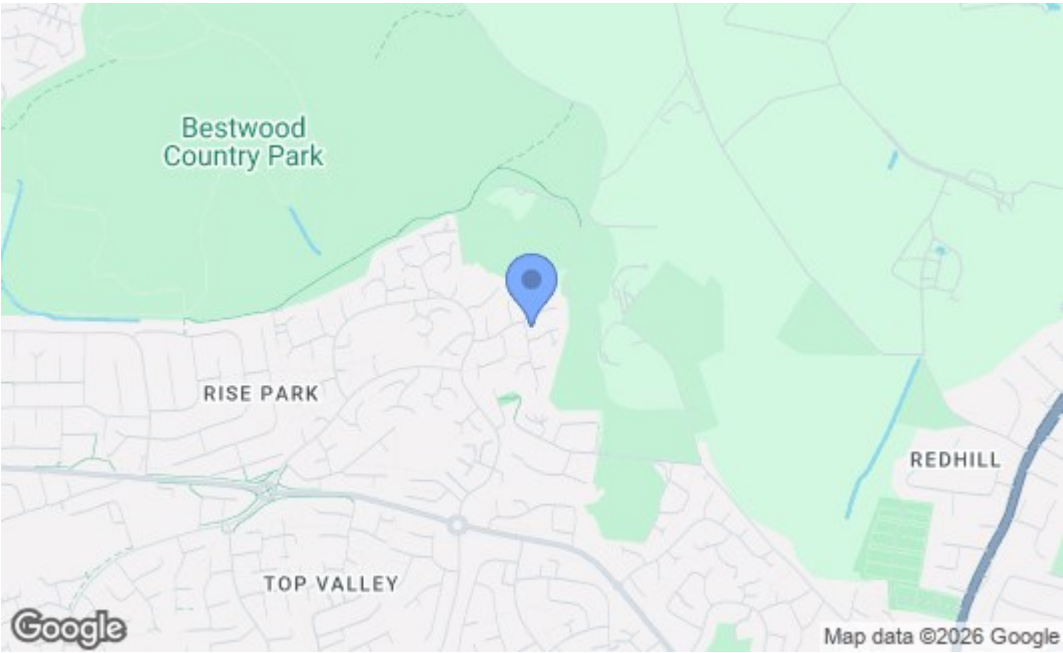
Flood Defences: No

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		89
(81-91) B		
(69-80) C	72	
(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.