



The Spinney
Bestwood Village, Nottingham NG6
etc

A STUNNING FAMILY HOME WITH LARGE GARDEN FOR SALE!

Offers In The Region Of £325,000 Freehold



Robert Ellis Estate Agents are delighted to present this spacious and versatile four-bedroom semi-detached home, situated in the popular village of Bestwood Village. Offering generous living accommodation throughout, a substantial rear garden and excellent family-friendly space, this property is ideal for growing families looking to settle in a well-connected location close to local amenities, schools and transport links.

Upon entering the property, you are welcomed by an entrance hallway leading through to a bright and spacious lounge featuring underfloor heating and an open plan layout into the impressive kitchen diner. The modern fitted kitchen is equipped with a range of wall, base and drawer units, integrated appliances including a double oven, induction hob, dishwasher and fridge freezer, together with ample space for family dining. French doors open into the conservatory, creating an additional reception area overlooking the rear garden and providing the perfect space for entertaining or relaxing.

The ground floor also benefits from a useful utility room, a contemporary shower room and one well-proportioned double bedroom, offering flexible accommodation that could equally suit those requiring ground floor living or a home office.

To the first floor are three further bedrooms, benefiting from built-in wardrobes, together with a stylish family bathroom complete with a jacuzzi bath and mains-fed shower.

Externally, the property continues to impress with a driveway providing off-road parking for multiple vehicles. To the rear is a generous enclosed garden featuring a block-paved patio, extensive lawn and mature trees and shrubs, creating an excellent outdoor space for families and entertaining alike.

Located within easy reach of local shops, reputable schools, Bestwood Country Park and excellent transport links into Nottingham City Centre, this fantastic home offers spacious and flexible accommodation in a highly desirable village setting and must be viewed to be fully appreciated.



Entrance Hallway

Composite door to the front elevation, UPVC double glazed window to the front elevation, tiled flooring, underfloor heating, carpeted staircase leading to the first floor landing, doors leading off to:

Lounge

14'10 x 10'54 approx (4.52m x 3.05m approx)
UPVC double glazed window to the front elevation, tiled flooring, underfloor heating, opening leading through to the kitchen diner.

Kitchen Diner

20'90 x 10'07 approx (6.10m x 3.23m approx)
A range of matching wall and base units with worksurfaces over incorporating a sink and drainer unit with swan neck mixer tap over, tiled splashbacks, integrated fridge freezer, integrated double oven, induction hob with extractor hood above, integrated dishwasher, integral bins, inset lighting to the cabinets, tiled flooring, underfloor heating, UPVC double glazed French doors leading through to the conservatory, UPVC double glazed window to the rear elevation, door to the pantry, door to the rear hallway, ample space for a dining table.

Rear Hallway/Utility

10'70 x 8'84 approx (3.05m x 2.44m approx)
Tiled flooring, loft access with a pull down ladder, wall and base units with worksurfaces over, tiled splashbacks, space and plumbing for a washing machine, space and point for a tumble dryer, UPVC double glazed door to the side elevation, doors leading off to:

Shower Room

Bedroom Four

9'98 x 14'10 (to the wardrobe) approx (2.74m x 4.52m (to the wardrobe) approx)
Laminate flooring, UPVC double glazed window to the front elevation, Velux window, wall mounted radiator.

Conservatory

13'80 x 14'60 approx (3.96m x 4.27m approx)
Tiled flooring, UPVC double glazed windows to the side and rear elevations, power and lighting, UPVC double glazed French doors leading out to the rear garden.

Shower Room

9'64 x 6'96 approx (2.74m x 1.83m approx)
UPVC double glazed window to the rear elevation, tiled flooring, tiled splashbacks, shower enclosure with electric shower, wall mounted heated towel rail, WC, bidet, vanity handwash basin with mixer tap, wall and base units providing useful storage space.

First Floor Landing

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

Bedroom One

12'38 x 11'49 approx (3.66m x 3.35m approx)
UPVC double glazed window to the front elevation, wall mounted radiator, laminate flooring, coving to the ceiling.

Bedroom Two

8'51 x 12'47 approx (2.44m x 3.66m approx)
UPVC double glazed window to the rear elevation, built-in wardrobes, wall mounted radiator, laminate flooring.

Bathroom

5'26 x 8'48 approx (1.52m x 2.44m approx)
UPVC double glazed window to the rear elevation, jacuzzi bath with mains fed shower over, wall mounted heated towel rail, tiling to the walls, tiling to the floor, vanity handwash basin with mixer tap, bidet, WC, recessed spotlights to the ceiling.

Bedroom Three

8'82 x 7'40 approx (2.44m x 2.13m approx)
UPVC double glazed window to the front elevation, wall mounted radiator, built-in wardrobes, laminate flooring.

Outside

Front of Property

To the front of the property there is a driveway providing off the road parking for multiple vehicles.

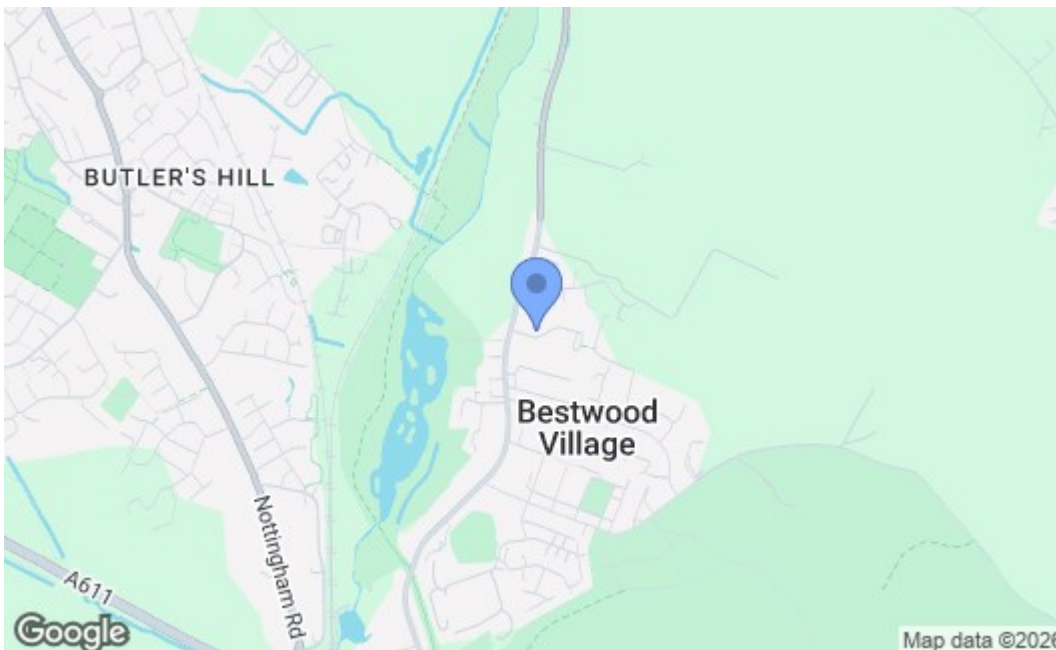
Rear of Property

To the rear of the property there is an enclosed rear garden with block paved patio leading to a large lawned garden, a range of mature shrubs and trees planted to the borders, fencing to the boundaries.

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 22mbps 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 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.