



Newlyn Drive,
Aspley, Nottingham
NG8 5GU

£300,000 Freehold



** GUIDE PRICE £300,000 - £325,000 **

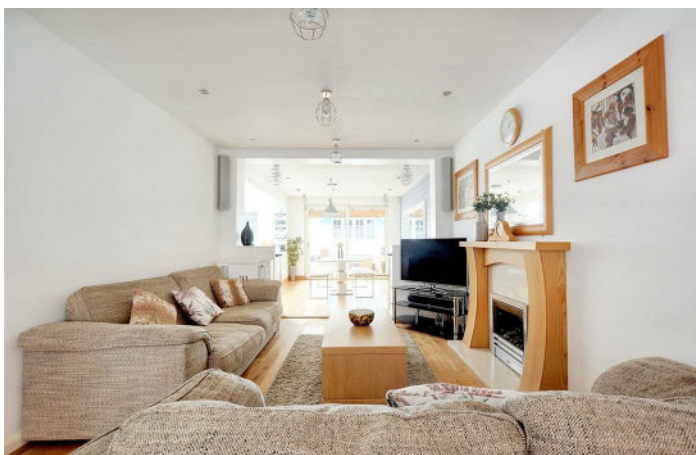
THIS IS AN INDIVIDUAL DETACHED THREE-BEDROOM HOME SITUATED IN A POPULAR LOCATION. SELLING WITH NO CHAIN.

Robert Ellis is pleased to be instructed to market this substantial detached property situated in a good family location benefiting from low maintenance very quiet and private garden to the rear. The property has a very homely feel and for the size of the accommodation to be appreciated, we recommend interested parties do take a full inspection so they are able to see what is included to both the ground and first floors along with the landscaped rear garden. The property is well positioned for easy access to the various shopping facilities provided on Aspley Lane, to excellent local schools which have been an important reason why people have wanted to live in this area over the past couple of decades and there are also excellent transport links with Nottingham City centre being only a few minutes drive away.

The property is constructed of brick to the external elevations under a pitched tiled roof to the main property and the accommodation included derives the benefits of gas central heating from being double glazed. In brief, the house includes a reception hallway which leads into an inner hall, Ground floor W/C with a Utility area, Living room, dining area and extended Dining Kitchen. Doors lead out to the low-maintenance landscaped rear garden.

Stairs lead to the landing with three bedrooms including an extended bedroom and a large family bathroom. Loft hatch leading to the boarded Attic room that would be a great play area/office with Velux windows/light and power.

The property is well placed for easy access to all the shopping facilities provided by Aspley Lane with the ring road providing easy access to many other shopping areas as well as to the city centre, there are excellent schools for all ages, healthcare and sports facilities and the excellent transport links include access around Nottingham via the ring road, the M1 and East Midlands Airport are within easy reach as is Nottingham train station. The property is well placed for easy access to and from the city centre and to many other suburbs and workplaces around the city.



Enclosed Entrance Porch

UPVC double glazed door to the front elevation with double glazed side panels. Ceiling light point. Internal glazed door leading into:

Inner Entrance Hallway

Staircase to first floor landing. Ceiling light point. Recessed spotlights to the ceiling. Wall mounted radiator. UPVC double glazed window to the side elevation. Wood flooring. Internal doors leading into:

Ground Floor W/C

Vanity wash hand basin with storage cabinet below and tiled splashback. Low level flush W/C. Space and plumbing for automatic washing machine. Space and plumbing for freestanding tumble dryer. Shelving for additional storage. Tiling to the floor. UPVC double glazed window to the front and side elevation.

Living Room

25'1 x 10'11 approx (7.65m x 3.33m approx)

Feature fireplace incorporating wooden mantel with stone hearth and surround. Living flame gas fire. Wooden flooring. Wall mounted radiator. Ceiling light point. Recessed spotlights to the ceiling. UPVC double glazed sectional bay window to the front elevation. Open through into modern extended dining kitchen.

Extended Dining Kitchen

14'1 x 21'2 approx (4.29m x 6.45m approx)

Large extended open plan modern living dining kitchen. Range of matching wall base unit incorporating granite work surface over. Double stainless steel sink with mixer tap over, drainer and additional half sink unit. Built in double oven. Four ring induction hob with stainless steel extractor over. Tiled splash back. Integrated fridge and freezer. Integrated dishwasher. Breakfast bar. Ample storage and entertainment space. Velux roof lights providing natural day light. Recessed spotlights to the ceiling. Wall mounted radiator. Solid wood flooring. UPVC double glazed window to the rear elevation. Open through to diving area. UPVC double glazed window to the side elevation providing access to the enclosed rear garden. Panelled door leading to entrance hallway.

First Floor Landing

Loft access hatch with built in loft ladder leading into loft room. Wall mounted radiator. UPVC double glazed window to the side elevation. Panelled doors leading into:

Bedroom 1

13'07 x 11'02 approx (4.14m x 3.40m approx)

Built-in wardrobe providing ample storage space with additional built in dressing table. Wall mounted radiator. Ceiling light point. UPVC double glazed sectional bay window to the front elevation.

Bedroom 2

20'1 x 10'6 approx (6.12m x 3.20m approx)

Built-in wardrobe providing ample storage space with additional built in dressing table. Wall mounted radiator. Ceiling light point. UPVC double glazed window to the rear elevation.

Bedroom 3

8'06 x 6'02 approx (2.59m x 1.88m approx)

Wall mounted radiator. Ceiling light point. UPVC double glazed window to the front elevation.

Family Bathroom

9'03 x 6'11 approx (2.82m x 2.11m approx)

Modern white three piece suite comprising panelled bath with mixer shower attachment over. Low level flush W/C. Vanity wash hand basin with storage units below. Tiling to the floor and walls. Wall mounted chrome heated towel radiator. Ceiling light point. UPVC double glazed window to the side and rear elevation. Airing cupboard housing Worcester Bosch gas central heating combination boiler providing hot water and central heating to the property.

Loft Room

8'8 x 13'10 approx (2.64m x 4.22m approx)

Velux roof lights to front, side and rear elevations. Wall lights points. Power sockets. Laminate flooring. Ideal hobby space, children's playroom or secure dry storage. Offering excellent potential subject to buyers needs and requirements with relevant building regulations and planning permission approvals.

Driveway

Paved driveaway providing plot for vehicle hardstanding. Fencing to the boundaries.

Rear Garden

Enclosed private garden featuring a tiled covered garden entertainment area. Low maintenance artificial lawn with additional raised lawn leading to summer cabin. Outside water tap. Outside lighting. Fencing to the boundaries creating private screening. Secure gated access to the front elevation. Viewing comes highly recommended to appreciate the size and quality of accommodation on offer. Contact the office to make your appointment to view today.

Council Tax

Local Authority: Nottingham

Council Tax Band: C

Agents Notes: Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky

Broadband Speed - Standard 14mbps Ultrafast 1000mbps

Phone Signal – 02, Vodafone

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

Flood Defences – No

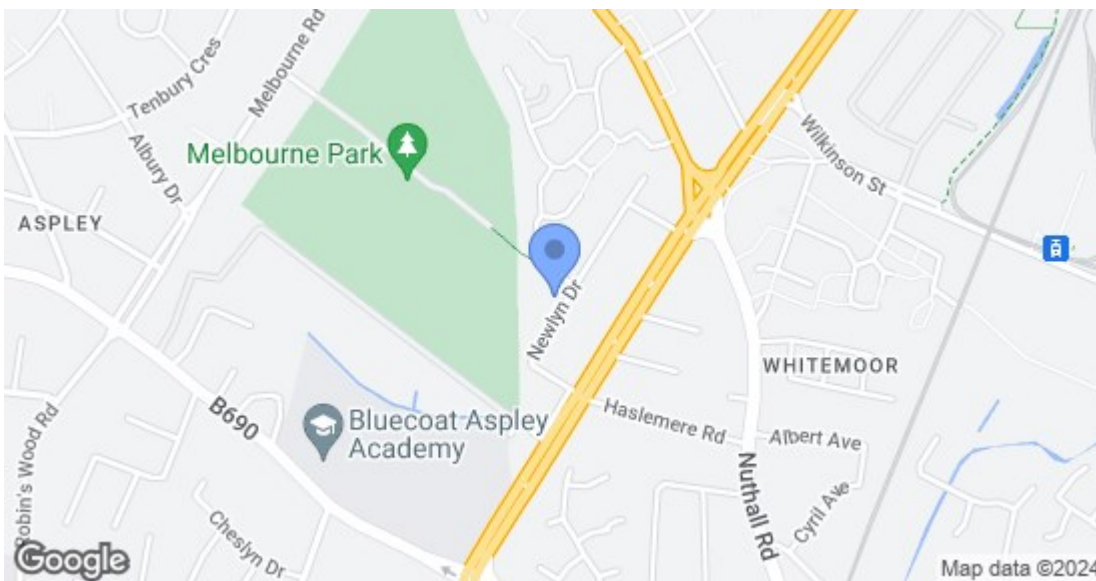
Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No



Robert Ellis
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lowest running costs			
192 plus	A		
161-191	B		
129-160	C		74
105-128	D		
82-104	E		52
62-81	F		
45-61	G		
Not energy efficient - highest running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
102 plus	A		
81-101	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
11-20	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.