



Eskdale Drive,
Aspley, Nottingham
NG8 5GZ

£475,000 Freehold



A LARGE FAMILY HOME WITH FOUR BEDROOMS, TWO BATHROOMS, THREE RECEPTION ROOMS. SITTING IN A LARGE CORNER PLOT.

Robert Ellis are extremely pleased to bring to the market a large FOUR BEDROOM detached home located within an extremely popular NG8 area. This family property benefits from sitting on a larger-than-average plot in a quiet cul-de-sac location. Other benefits to the property include gas-fired central heating and ample off-road parking. Offering excellent potential to extend.

With extended accommodation over two floors comprising an entrance porch, inner Entrance hallway, living room with doors leading out to the large rear landscaped garden, opening to the L Shaped Living/dining room with door leading to the dining Kitchen, Large Utility room, Office/Playroom, and ground floor W/C. On the first floor, we have FOUR bedrooms, En-suite to the main bedroom, and a separate family bathroom.

Sitting to the head of the cul-de-sac with a double driveway providing ample off-the-road car standing, Double brick-built garage. Gardens to the front, Side, and rear elevations.

The property is in good condition with scope for the incoming buyer to further develop and improve. Set in a highly regarded residential location, close to Bluecoat School, a range of nearby shopping facilities and transport links such as the A52 for Nottingham and Derby, the Nottingham Express Tram line, and the M1 Motorway.

Viewing is essential to appreciate the size and layout of this lovely family home, selling with no upward chain.



Entrance Porch

UPVC double glazed entrance door to the front elevation. Quarry tile flooring. Internal glazed door leading into inner entrance hallway.

Entrance Hallway

Staircase leading to first floor landing. Under stairs storage cabinet providing useful and additional storage space. Coving to the ceiling. Ceiling light point. Wall mounted radiator. Internal panelled doors leading into:

Downstairs W/C

7'06" x 4'11" approx (2.29m x 1.50m approx)

Obscure window the front elevation. Low level flush W/C. Semi recessed vanity wash hand basin with storage cabinet below. Wall mounted radiator. Ceiling light point. Built-in storage cabinet.

Study

11' x 10'4" approx (3.35m x 3.15m approx)

Window to the front elevation. Wall mounted double radiator. Ceiling light point. Currently utilised as a home office however could make an additional ground floor play room or bedroom subjects to the buyers needs and requirements.

Living Room

26' x 11'11" approx (7.92m x 3.63m approx)

Dual aspect large leaving space opening through to dining area. Wall mounted double radiator. Coving to the ceiling. Ceiling light point. Wall light point. Feature fireplace incorporating wooden mantel with tiled hearth and surround. Living flame gas fire. Archway opening through to dining area.

Dining Area

11' x 10'11" approx (3.35m x 3.33m approx)

Double glazed window the rear elevation. Wall mounted radiator. Coving to the ceiling. Ceiling light point. Wall light point. Panelled door leading back into entrance hallway. Panelled door leading into:

Dining Kitchen

14'4" x 10'11" approx (4.37m x 3.33m approx)

Range of matching wall and base units incorporating laminate work surface over. Double stainless steel sink with double drainer unit above. Hot and cold mixer tap over. Tiled splash back. Wall mounted Baxi gas central heating boiler. Space and point with freestanding fridge freezer. Space and point for freestanding gas cooker. Extractor unit. Space and plumbing for dishwasher. Wall mounted double radiator. Window the rear elevation. Pantry with built-in shelving providing useful and additional storage space. Ceiling light point. Internal glazed leading into:

Extended Utility Area

17'09" x 10'4" approx (5.41m x 3.15m approx)

Large additional utility room currently houses: Double stainless steel sink with drainer over. Space and plumbing for automatic washing machine. Space and point for freestanding tumble dryer. Linoleum floor covering. Windows to side and rear elevation. Glazed access door to front elevation. Wall mounted double radiator. Ceiling light point. Double stainless steel sink with drainer over. Space and plumbing for automatic washing machine. Space and point for freestanding tumble dryer. Linoleum floor covering. Offers potential additional use subject to buyers needs and requirements and relevant planning permission.

First Floor Landing

Ceiling light point. Wall mounted double radiator. Window to the front elevation. Airing cupboard housing hot water cylinder with additional built-in shelving and storage. Linen cabinet with shelving. Internal panelled doors leading into:

Bedroom 1

13'08" x 12'01" approx (4.17m x 3.68m approx)

Large picture window to the rear elevation. Wall mounted double radiator. Ceiling light point. Wall light points. Built-in wardrobes providing useful and additional storage space. Panelled door leading into:

Ensuite

7'08" x 5'07" approx (2.34m x 1.70m approx)

Window the rear elevation. 3-piece suite comprising panelled bath with shower unit over. Pedestal wash hand basin. Low level flush W/C. Wall double mounted radiator. Tiled splash back. Ceiling light point.

Bedroom 2

13'02" x 10'11" approx (4.01m x 3.33m approx)

Window to the front elevation. Wall mounted double radiator. Ceiling light point. Built-in storage cabinets over stairs providing useful and additional storage space.

Bedroom 3

11'11" x 8'11" approx (3.63m x 2.72m approx)

Window to the front elevation. Wall mounted radiator. Ceiling light point. Built-in walk in wardrobes providing useful and additional storage space.

Bedroom 4

11'01" x 9'04" approx (3.38m x 2.74m, 1.22m approx)

Window to the rear elevation. Wall mounted radiator. Ceiling light point. Built-in walk in wardrobes providing ample and additional storage space. Built-in dressing table.

Family Bathroom

8'01" x 7'10" approx (2.46m x 2.39m approx)

Refitted 4-piece suite comprising panelled bath with Mira mixer shower attachment over. Pedestal wash hand basin. Low level flush W/C. Bidet. Wall mounted electric heater. Tiled splash back. Ceiling light point. Built-in wall hung mirrored cabinet. Carpeted flooring.

Front of Property

The property sits on a large corner plot within the head of a private cul-de-sac. Gardens to front and side elevations. Double driveway providing vehicle hardstanding.

Garage

22'9" x 19' approx (6.93m x 5.79m approx)

Freestanding brick built garage with electric up and over access door to the front elevation. Window and access to the side elevation. Light & Power.

Rear of Property

Large private garden been made mainly to lawn. Fencing to the boundaries. Mature shrubs and trees planted to the borders. Property offers perfect scope to extended subject to the buyers needs and requirements subject to planning permission.

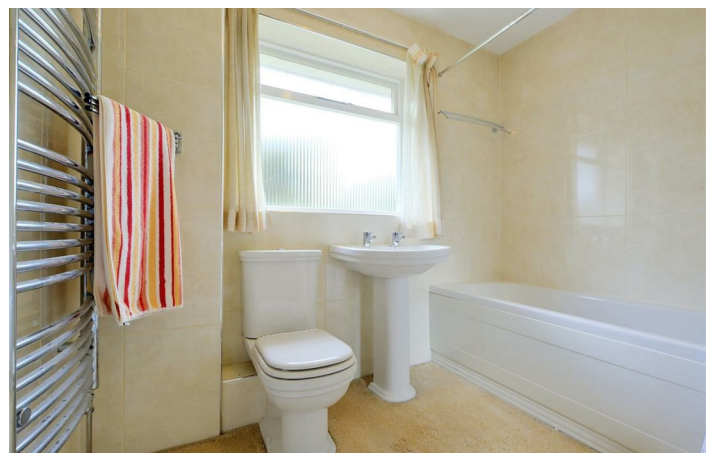
Council Tax

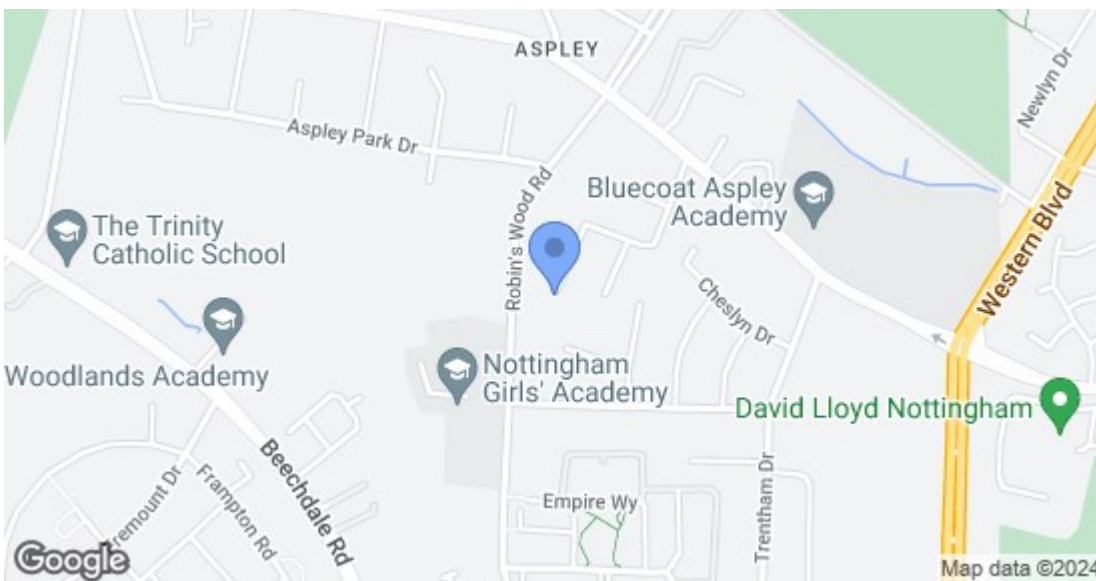
Local Authority: Nottingham

Council Tax Band: E

Agents Note

The vendor of this property is an employee of Robert Ellis.





| 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 (CO₂) 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 | | | |
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| (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.