



**Pedmore Valley**  
**Bestwood Park, Nottingham NG5 5NX**

A TWO DOUBLE BEDROOM, END OF  
TERRACE FAMILY HOME SITUATED IN  
BESTWOOD, NOTTINGHAM.

**Offers Over £220,000 Freehold**



Robert Ellis Estate Agents are proud to offer to the market this RENOVATED TWO DOUBLE BEDROOM, END OF TERRACE FAMILY HOME situated in BESTWOOD, NOTTINGHAM. The accommodation derives the benefits of Hive controlled central heating and UPVC double glazing.

The property is a stone's throw away from Arnold town centre accommodating local amenities, shops and restaurants. Alongside this, it offers easily accessible transport links into Mapperley, Nottingham City centre and surrounding villages/towns. The home is located ideally for families with local schools being within walking distance.

Upon entry, you are welcomed into the hallway which leads to the open plan, lounge, diner and kitchen. The lounge diner offers French doors into enclosed rear garden, alongside open access into the kitchen with fitted units and under stair storage cupboard. The ground floor also hosts the downstairs WC with cupboards. Stairs lead to landing, first double bedroom with lobby leading through to a four piece, en suite with corner shower and bidet, alongside storage cupboard which can be used as a wardrobe. Second double bedroom, dressing room and three piece suite, family bathroom.

To the rear is an enclosed, low maintenance garden offering gated access with a block paved driveway leading to the detached garage with up and over door. You have a patio area which is ideal for dining with laid to lawn, flower beds and terrace. The rear also offers space for two sheds.

The front of the home offers a substantial block paved driveway which can host up to 6 cars.

Subject to obtaining the correct planning permissions there is the ability to extend with a two storey side extension and rooms in the large attic.

A viewing is HIGHLY RECOMMENDED to appreciate the SIZE, LOCATION and MODERNISATION of this FANTASTIC FAMILY HOME. Contact the office to arrange your viewing now!



### Entrance Hallway

8'10" x 3'9" approx (2.71 x 1.16 approx)

UPVC double glazed opaque front door to the front elevation. Laminate flooring. Wall mounted radiator. Gas and electric metre points and electrical consumer unit. Carpeted staircase to the First Floor Landing. Internal door leading into Lounge Diner

### Lounge Diner

22'3" x 12'1" approx (6.80 x 3.7 approx)

UPVC double glazed window to the front elevation. UPVC double glazed French doors leading to the enclosed rear garden. Laminate flooring. Wall mounted radiators. Coving to the ceiling. Open through to Kitchen

### Kitchen

12'5" x 8'10" approx (3.8 x 2.7 approx)

UPVC double glazed windows to the side and rear elevations. Tiled flooring. Recessed spotlights to the ceiling. Range of matching wall and base units incorporating laminate work surface over. Integrated oven. 4 ring Belling induction hob with extractor unit above. Composite sink with dual heat tap. Integrated fridge freezer. Space and plumbing for automatic washing machine. Built-in under the stairs storage cupboard (0.99 x 0.87 m approx.) Internal door leading to Ground Floor WC. UPVC double glazed access door to the side elevation leading to the rear garden

### Ground Floor WC

4'3" x 3'8" approx (1.32 x 1.13 approx)

Tiled flooring. Tiled splashbacks. Recessed spotlights to the ceiling. Sink with dual heat tap. WC. Built-in storage cupboard (0.31 x 1.13 m approx.) Wall mounted Worcester Bosch combination boiler

### First Floor Landing

7'0" x 9'6" approx (2.15 x 2.90 approx)

Carpeted flooring. Fitted loft ladder giving easy access to the attic. Built-in storage cupboard with shelving (0.93 x 0.67m approx.) Internal door leading into Bedroom 1, 2, Dressing Room & Family Bathroom

### Bedroom 1

11'3" x 10'1" approx (3.45 x 3.08 approx)

UPVC double glazed window to the front elevation. Carpeted flooring. Wall mounted radiator. Built-in storage cupboard with railing (1.02 x 0.89 approx) Open through to En-suite Shower Room

### En-Suite Shower Room

5'7" x 7'3" approx (1.71 x 2.22 approx)

Lobby (0.95 x 0.62 m approx.) leading to En-Suite Shower Room. UPVC double glazed window to the front elevation. Tiled flooring. Splash backs walls. Wall mounted towel radiator. Recessed

spotlights to the ceiling. 4 piece suite with a corner shower with waterfall shower head and handheld shower unit, sink with dual heat tap, bidet and a WC

### Bedroom 2

11'2" x 10'7" approx (3.41 x 3.25 approx)

UPVC double glazed window to the rear elevation. Laminate flooring. Wall mounted radiator.

### Dressing Room

3'11" x 5'8" approx (1.21 x 1.75 approx)

Carpeted flooring. Fitted railing and shelving

### Family Bathroom

7'8" x 7'1" approx (2.35 x 2.18 approx)

UPVC double glazed opaque window to the rear elevation. Tiled flooring. Partially tiled walls. Wall mounted radiator. 3 piece suite with a bath with hot and cold taps and electric shower above, sink with hot and cold taps and a WC

### Front of Property

To the front of the property there is a block paved driveway providing off the road parking for 6 cars.

### Rear of Property

To the rear of the property there is an enclosed rear garden with a laid to lawn area, paved patio areas, stone area, space for shed, space for garden room with fencing surrounding.

### Freestanding Garage

16'2" x 8'2" approx (4.94 x 2.50 approx)

Up and over door

### Agents Notes: Additional Information

Council Tax Band: A

Local Authority: Nottingham

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky

Broadband Speed: Standard 20mbps Ultrafast 1000mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

Flood Defences: No

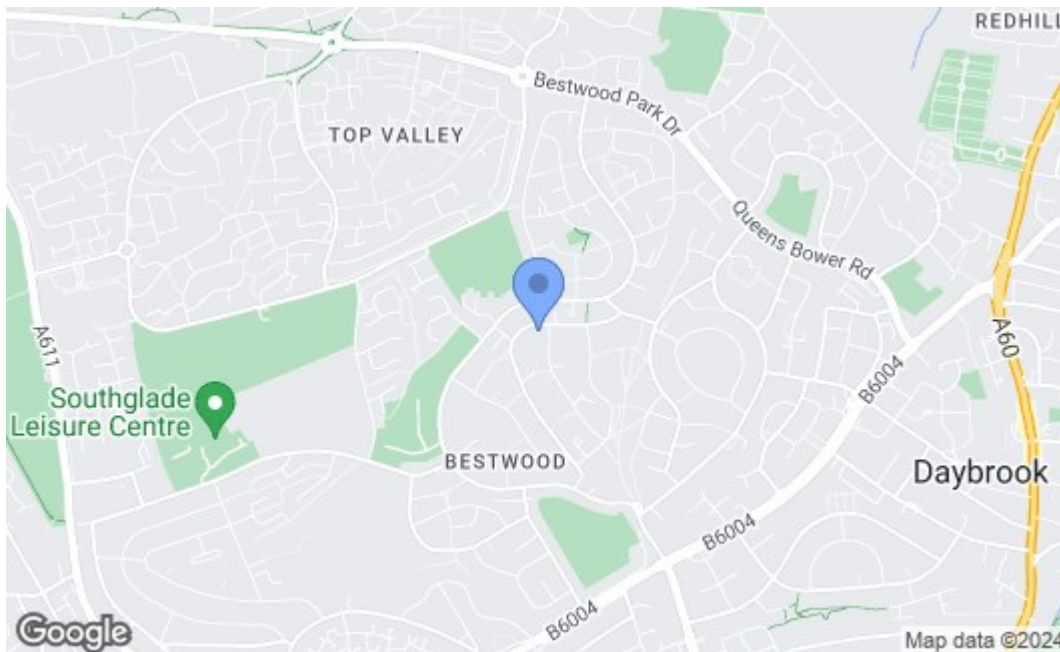
Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No



Robert Ellis  
ESTATE AGENTS



| Energy Efficiency Rating  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs                     |  |                         |           |
| (92 plus) A   |  |                         | 87        |
| (81-91) B   |  | 74                      |           |
| (69-80) C   |  |                         |           |
| (55-68) D   |  |                         |           |
| (39-54) E   |  |                         |           |
| (21-38) F   |  |                         |           |
| (1-20) G  |  |                         |           |
| Not energy efficient - higher running costs                     |  |                         |           |
| <b>England &amp; Wales</b>                                      |  | EU Directive 2002/91/EC |           |
| <b>Environmental Impact (CO<sub>2</sub>) Rating</b>             |  | 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 |           |

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.