



Alderton Road  
Daybrook, Nottingham NG5 6DX

A THREE BEDROOM, SEMI-DETACHED  
FAMILY HOME SITUATED IN DAYBROOK,  
NOTTINGHAM.

**Asking Price £220,000 Freehold**



Robert Ellis Estate Agents are delighted to bring to the market this fantastic three-bedroom, semi-detached family home situated in the heart of Daybrook, Nottingham.

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, Nottingham City Hospital and surrounding villages/towns. You have Redhill Academy and Richard Bonington Primary & Nursery within the area, making it ideal for families.

Upon entry, you are greeted by the entrance hallway which leads through to the open plan kitchen diner with fitted units and under stairs storage, the kitchen diner leads to the extension which is used as a lounge. The stairs lead to the landing, first double bedroom, second double bedroom, third bedroom, and family bathroom with a 3 piece suite.

The property sits on a good size plot with a large driveway to the front. To the rear, there is an enclosed rear garden with a large decking area, and large artificial lawn.

An early viewing on this home is highly recommended to appreciate the accommodation on offer.



### Entrance Hallway

Composite entrance door leading into the Entrance Hallway. Laminate flooring. Staircase to the First Floor Landing. Internal door leading into the open plan Kitchen Diner

### Dining Room

Double glazed window to the front elevation. Laminate flooring. Wall mounted radiator. Media wall. Feature wall panelling. Archway open to Kitchen Area

### Kitchen

Double glazed window to the rear elevation. Tiled splashbacks. Wall mounted radiator. Recessed spotlights to the ceiling. Range of fitted wall and base units incorporating worksurfaces above. Double sink and drainer unit with dual heat tap. Integrated electric oven. 5 ring gas hob. Space and point for freestanding fridge freezer. Space and plumbing for automatic washing machine. Cupboard housing combination boiler unit. Built-in storage cupboard. Internal door leading into the Lounge

### Lounge

18'3" x 14'7" approx (5.57 x 4.45 approx)  
2 x Double glazed windows to the side elevation. Laminate flooring. Wall mounted radiator. Recessed spotlights to the ceiling. Feature electric fireplace. TV point. Bi-fold doors leading to the enclosed rear garden.

### First Floor Landing

Double glazed window to the side elevation. Carpeted flooring. Feature wall panelling. Loft access hatch. Internal doors leading into Bedroom 1, 2, 3 and Family Bathroom

### Bedroom 1

9'8" x 10'11" approx (2.96 x 3.35 approx)  
Double glazed window to the front elevation. Carpeted flooring. Wall mounted radiator. Dado rail

### Bedroom 2

9'11" x 9'8" approx (3.04 x 2.96 approx)  
Double glazed window to the rear elevation. Carpeted flooring. Wall mounted radiator. Built-in storage cupboard

### Bedroom 3

7'11" x 6'9" approx (2.42 x 2.06 approx)  
Double glazed window to the rear elevation. Carpeted flooring. Wall mounted radiator. Dado rail

### Family Bathroom

Double glazed window to the side elevation. Tiled splashbacks. Wall mounted radiator. 3 piece suite comprising of an electric shower, vanity hand wash basin with hot and cold taps and a WC

### Front of Property

To the front of the property there is a driveway providing off the road parking with hedging to the borders

### Rear of Property

To the rear of the property there is an enclosed rear garden with a large decking area, large artificial lawn, side gate leading to the front of property with hedging and fencing to the boundaries

### 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, Virgin

Broadband Speed: Standard 20mbps Ultrafast 1000mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

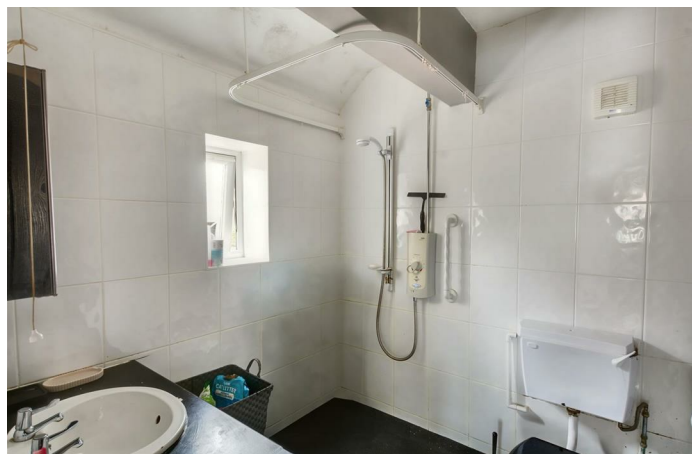
Flood Risk: No flooding in the past 5 years

Flood Defences: No

Non-Standard Construction: No

Any Legal Restrictions: No

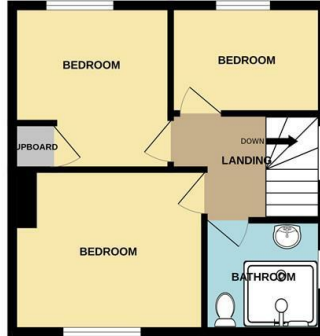
Other Material Issues: No



GROUND FLOOR  
661 sq.ft. (61.4 sq.m.) approx.

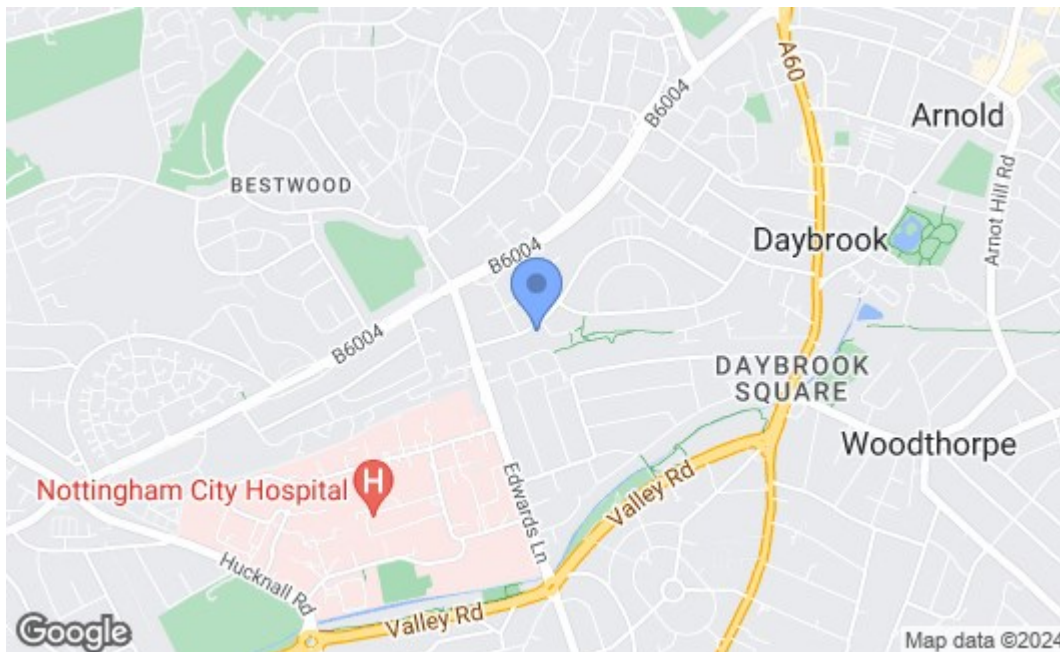


1ST FLOOR  
375 sq.ft. (34.8 sq.m.) approx.



TOTAL FLOOR AREA: 1036 sq.ft. (96.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			81
(69-80) C			
(55-68) D		63	
(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.