



Howick Drive  
Sellers Wood, Nottingham NG6 7FQ

A THREE BEDROOM, DETACHED FAMILY HOME SITUATED ON A CORNER PLOT WITHIN SELLERS WOOD, NOTTINGHAM.

**Asking Price £270,000 Freehold**



**\*\* IDEAL FAMILY HOME \*\* UNIQUE OPPORTUNITY \*\***

Robert Ellis Estate Agents are delighted to present to the market this IMMACULATE THREE BEDROOM, DETACHED FAMILY HOME situated on a CORNER PLOT within SELLERS WOOD, NOTTINGHAM.

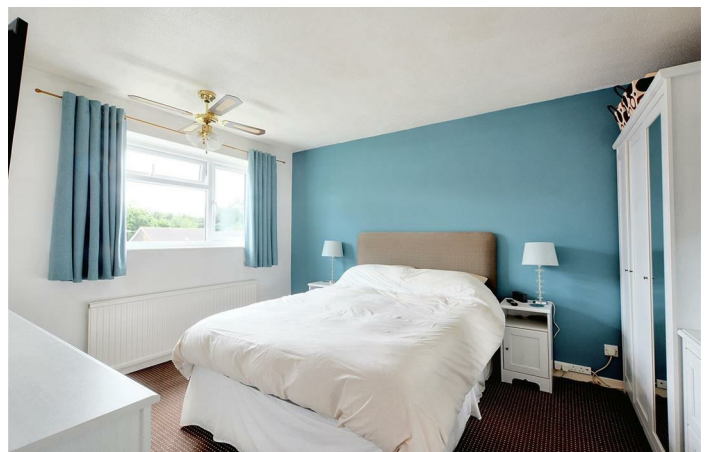
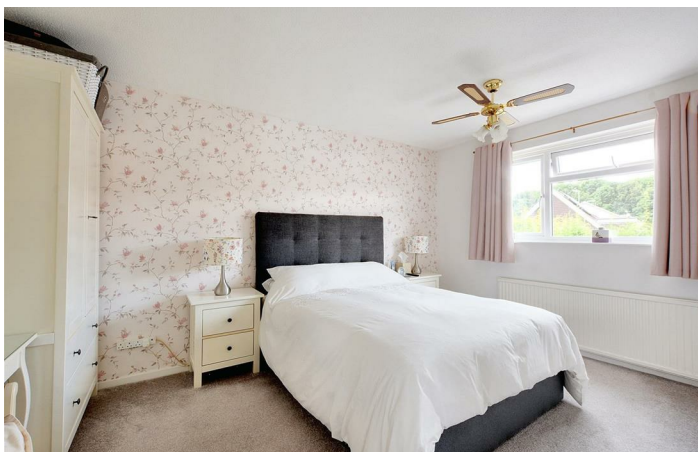
The property offers easily accessible transport links into Nottingham City Centre and surrounding villages/towns, with local bus routes directly into Nottingham, the Bulwell tram route, the Bulwell railway station and easy access onto the M1 motorway.

Upon entry, you are welcomed into the the entrance porch which leads into the entrance hallway. The ground floor also hosts a lounge, modern kitchen diner with fitted units and French doors onto the rear garden. You also have an family room/office, conservatory, alongside the downstairs WC.

Stairs lead to landing, first double bedroom, second double bedroom, third bedroom and family bathroom with a modern three piece suite.

To the rear is an enclosed garden which offers patio areas, laid to lawn and flower beds/shrubbery. It also offers a shed with concrete hardstanding and detached single garage which can be access via a rear door, or the up and over garage door to the front. The front of the property offers a low maintenance front garden with block paved driveway for at least two cars.

A viewing is a MUST for this IDEAL FAMILY HOME- Contact the office now before it is too late!



#### Entrance Porch

6'9" x 2'11" approx (2.07 x 0.91 approx)

UPVC double glazed composite front entrance door. UPVC double glazed window. Tiled flooring.

#### Entrance Hallway

16'8" x 6'0" approx (5.09 x 1.85 approx)

Composite front entrance door with UPVC double glazed windows. Wooden flooring. Wall mounted radiator. Storage cupboard with shelving (0.99 x 0.73 m approx.) Internal doors leading into the lounge, family room/office and ground floor WC.

#### Lounge

13'6" x 10'6" approx (4.12 x 3.22 approx)

UPVC double glazed bay fronted window. Carpeted flooring. Wall mounted radiator.

#### Kitchen Diner

16'11" x 13'6" approx (5.16 x 4.14 approx)

UPVC double glazed door and window leading into the conservatory. UPVC double glazed window to the side. UPVC double glazed French doors opening onto the enclosed rear garden. Laminate flooring. Wall mounted radiator. Range of fitted wall and base units incorporating worksurfaces above. Composite sink with dual heat tap. Integrated double oven. 4 ring gas hob with extractor hood above. Fitted larder fridge. Integrated dishwasher. Space and plumbing for an automatic washing machine. Breakfast bar with ample seating space.

#### Family Room / Office

16'9" x 6'3" approx (5.13 x 1.93 approx)

UPVC double glazed window. Carpeted flooring. Wall mounted radiator. UPVC double glazed French doors opening onto the conservatory.

#### Conservatory

20'3" x 14'2" approx (6.19 x 4.32 approx)

UPVC double glazed windows. Wooden flooring. Wall mounted radiator. UPVC double glazed French doors opening onto the enclosed rear garden.

#### Ground Floor WC

2'7" x 5'2" approx (0.81 x 1.59 approx)

UPVC double glazed window. Wooden flooring. Tiled splashbacks. Wall mounted towel radiator. Sink with dual heat tap and storage underneath. WC

#### First Floor Landing

11'10" x 6'2" approx (3.63 x 1.89 approx)

UPVC double glazed window. Carpeted flooring. Access into the airing cupboard (1.04 x 0.81 m approx.) housing combination boiler and shelving. Internal doors leading into bedroom 1, 2, 3 and family bathroom.

#### Bedroom 1

14'4" x 10'4" approx (4.37 x 3.17 approx)

UPVC double glazed window. Carpeted flooring. Wall mounted radiator.

#### Bedroom 2

13'6" x 10'4" approx (4.13 x 3.17 approx)

UPVC double glazed window. Carpeted flooring. Wall mounted radiator.

#### Bedroom 3

9'3" x 6'9" approx (2.83 x 2.08 approx)

UPVC double glazed window. Carpeted flooring. Wall mounted radiator. Storage cupboard (0.72 x 0.96 m approx.)

#### Family Bathroom

6'2" x 6'0" approx (1.88 x 1.85 approx)

UPVC double glazed opaque window. Tiled flooring. Fully tiled walls. Wall mounted towel radiator. Bath with dual heat tap with electric handheld shower unit. Sink with dual heat tap and storage underneath. Composite WC.

#### Front of Property

To the front of the property there is a block paved pathway leading to the front entrance door, a slate area with flower pots and trees and a block paved driveway providing off the road parking and leading to the the garage.

#### Rear of Property

To the rear of the property there is an enclosed rear garden with a patio area, laid to lawn area and an additional patio area to the rear flowerbeds, a shed with power and lighting based on a concrete hard standing and fencing to the boundaries.

#### Detached Garage

18'1" x 8'11" approx (5.53 x 2.72 approx)

Up and over door. UPVC double glazed window. UPVC rear access door. Power and lighting.

#### Agents Notes: Additional Information

Council Tax Band: C

Local Authority: Nottingham

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky, Virgin, City Fibre

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

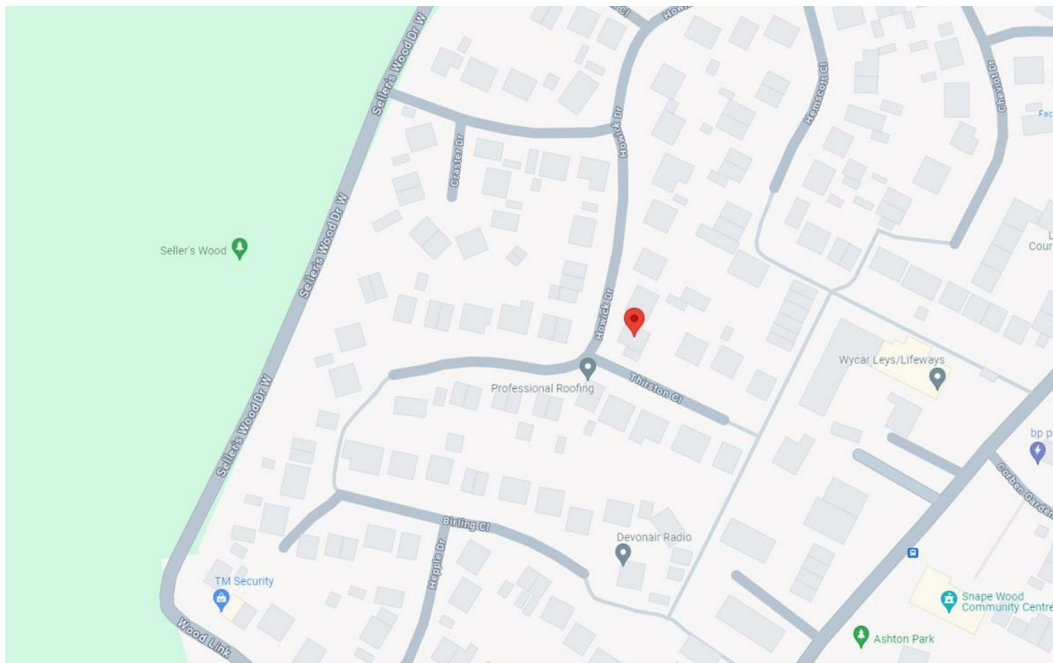
Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No



Robert Ellis  
ESTATE AGENTS



### Energy Efficiency Rating

Very energy efficient - lower running costs	Current	Potential
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

### England & Wales EU Directive 2002/91/EC Environmental Impact (CO<sub>2</sub>) Rating

Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> 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.