Robert Ellis

look no further...







Greenwich Avenue,
New Basford, Nottingham
NG6 0LE

£315,000 Freehold

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Welcome to Greenwich Avenue...

A Stunning Three-Bedroom Detached Home which has been well maintained throughout and thoughtfully designed. Nestled in the highly sought-after location of Greenwich Avenue. Offering generous living space across two floors, this home combines modern comforts with a fantastic layout, making it perfect for families or those seeking additional space in a prime area.

Upon entering, you're welcomed by a bright and spacious entrance hall, which sets the tone for the rest of the property. The ground floor boasts a large, extended bathroom, fitted with modern fixtures, and an expansive open-plan lounge and dining area. This versatile space is ideal for family living and entertaining, providing an abundance of natural light and seamless flow throughout.

Upstairs, the property offers three well-proportioned bedrooms, each providing ample space for a growing family. The stylish shower room on this floor adds convenience and is a great complement to the downstairs bathroom, ensuring practical living arrangements for all.

Externally, the property offers a generous driveway providing off-street parking for several cars. The private, enclosed rear garden offers a peaceful outdoor retreat, ideal for family gatherings, gardening, or relaxing in the sun. A detached garage to the rear of the property provides additional storage or parking options.

Located in a desirable neighbourhood, this home is within easy reach of local schools, shops, and transport links, making it a fantastic choice for families or commuters.

Finished to the highest standards throughout, this home offers a perfect blend of modern living, space, and convenience.

Early viewing is strongly recommended, don't miss out on the chance to make this wonderful property your new home!





Entrance Hall
Composite front entrance door, laminate flooring, wall mounted radiator, spotlights to the ceiling, stairs to the first floor and door to:

Ground Floor Bathroom
7'0" x 6'7" max (2.14m x 2.01m max)
Tiled flooring, tiled splashbacks, double glazed window to the front, spotlights to the ceiling, heated towel rail, vanity wash hand basin with mixer tap and panelled bath having a mains fed shower over.

Open Plan Living/Kitchen Diner

Lounge Area
11'5" x 25'8" max (3.49m x 7.84m max)
Two sets of double glazed bi-fold doors to the rear, spotlights to the ceiling, wall mounted radiator, laminate flooring.

Kitchen/Dining Area
Vertical wall mounted radiator, spotlights to the ceiling, continuation of the laminate flooring, space for a fridge freezer, range of wall, base and drawer units with work surfaces over incorporating a double sink and drainer with mixer tap, tiled splashbacks, five ring gas hob with hood above, integrated dishwasher, plumbing for a washer/dryer, door to pantry.

First Floor Landing
Carpeted stairs, double glazed window to the side, laminate flooring on the landing, access to the loft and doors to:

Bedroom 1
12'11" x 11'6" max (3.96m x 3.52m max)
Laminate flooring, spotlights to the ceiling, wall mounted radiator and double glazed window to the front.

Bedroom 2
12'4" x 11'5" max (3.76m x 3.5m max)
Laminate flooring, double glazed window to the rear, wall mounted radiator, spotlights to the ceiling.

Bedroom 3
8'5" x 7'7" max (2.59m x 2.33m max)
Laminate flooring, double glazed window to the rear, wall mounted radiator, spotlights to the ceiling.

Bathroom
4'10" x 7'6" max (1.49m x 2.3m max)
Tiled flooring, tiled splashbacks, double glazed window to the rear, vanity wash hand basin with mixer tap, spotlights to the ceiling, heated towel rail, low flush w.c., shower cubicle and electric shower.

Outside
There is a large driveway to the front offering plenty of off street parking and side access to the rear garden.

To the rear there is a patio area with lawn, fencing to the boundaries, shed and free standing garage.

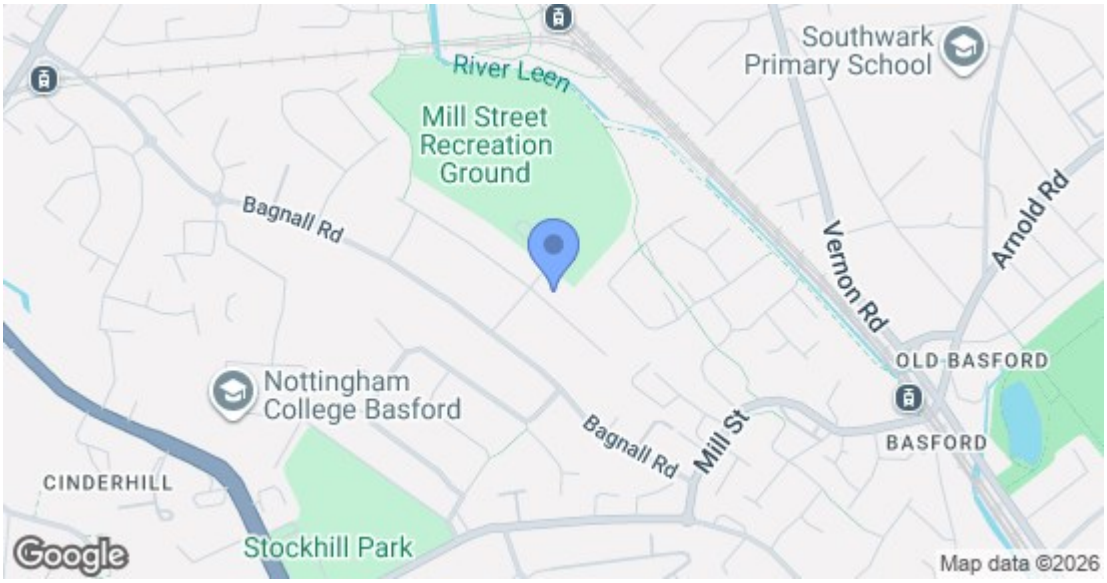
Council Tax
Nottingham Council Band C

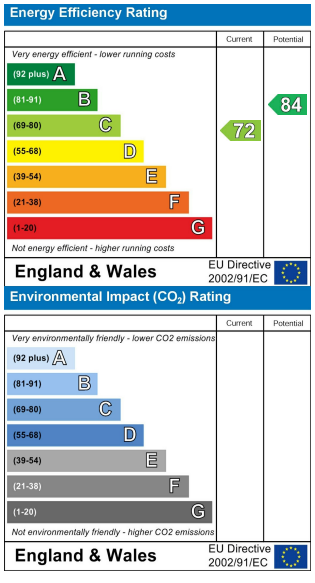
Additional Information
Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – BT, Sky, Virgin
Broadband Speed - Standard 4mbps Superfast 80mbps Ultrafast 1000mbps
Phone Signal – 02, Three, EE, Vodafone
Sewage – Mains supply
Flood Risk – No, surface water very low
Flood Defenses – No
Non-Standard Construction – No
Any Legal Restrictions – No
Other Material Issues – No











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.

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