



**Bakewell Drive
Top Valley, Nottingham NG5 9AF**

A WELL PRESENTED HOME FOR SALE !

£185,000 Freehold



Robert Ellis Estate Agents are delighted to offer for sale this well-presented two-bedroom home, situated on Bakewell Drive in a popular residential location. Offering modern accommodation, driveway parking and a fantastic enclosed rear garden, this would make an ideal purchase for first-time buyers, couples or investors.

The property opens into a welcoming entrance hallway with stairs leading to the first floor and the added convenience of a ground floor WC. The fitted kitchen provides a range of wall and base units, an oven with induction hob, space for appliances and room for a dining table. To the rear is the bright and comfortable lounge, with French doors opening directly onto the garden, creating a great space for relaxing and entertaining.

Upstairs are two well-proportioned bedrooms, with the main bedroom benefiting from ample built-in storage. Completing the first floor is the family bathroom, fitted with a three-piece suite including a bath with shower over.

Outside, the property benefits from a driveway providing off-road parking and gated access to the rear. The enclosed garden is a real highlight, offering a decked seating area with lighting and a pergola, paved patio and lawn – perfect for summer evenings, entertaining friends or simply enjoying the outdoors.

A fantastic opportunity for buyers looking for a home they can move straight into, with plenty of practical living space both inside and out.



Entrance Hallway

Composite double glazed entrance door to the front elevation, wall mounted radiator, staircase leading to the first floor landing, doors leading off to:

WC

5'2" x 3'3" approx (1.6 x 1.0 approx)

UPVC double glazed window to the front elevation, extractor fan, WC, wall mounted radiator, handwash basin with mixer tap and tiled splashback.

Kitchen

7'10" x 13'1" approx (2.4 x 4.0 approx)

A range of wall and base units with worksurfaces over incorporating a sink and drainer unit with mixer tap, space and plumbing for a washing machine, oven with induction hob over and extractor hood above, space and point for a fridge freezer, wall mounted radiator, UPVC double glazed window to the front elevation.

Lounge

14'1" x 9'6" approx (4.3 x 2.9 approx)

Wall mounted radiator, UPVC double glazed window to the rear elevation, UPVC double glazed French doors leading out to the rear garden.

First Floor Landing

Loft access hatch, doors leading off to:

Bedroom One

11'9" x 10'9" approx (3.6 x 3.3 approx)

Two UPVC double glazed windows to the front elevation, wall mounted radiator, ample built-in storage.

Bedroom Two

7'2" x 12'1" approx (2.2 x 3.7 approx)

UPVC double glazed window to the rear elevation, wall mounted radiator.

Bathroom

6'6" x 6'2" approx (2.0 x 1.9 approx)

UPVC double glazed window to the rear elevation, panelled bath with mains fed shower over, WC, handwash basin with mixer tap, wall mounted radiator, extractor fan.

Outside

Front of Property

To the front of the property there is a driveway providing off the road parking with paved pathway leading to the front entrance door and secure gated access to the rear of the property.

Rear of Property

To the rear of the property there is an enclosed rear garden with decking incorporating lighting and pergola over, paved patio area, garden laid to lawn, fencing and walled boundaries, secure gated access to the front of the property.

Agents Notes: Additional Information

Council Tax Band: B

Local Authority: Nottingham

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 7mbps Ultrafast 5500mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

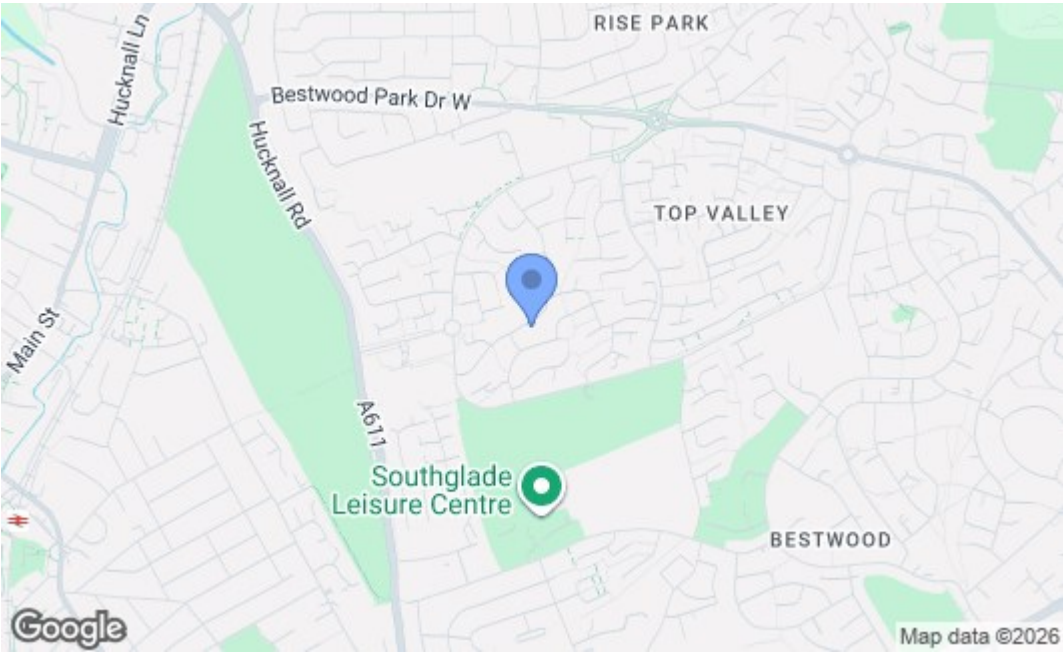
Flood Defences: No

Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No





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		
	78	83
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) 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		
(21-38) F		
(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.