Robert Ellis

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A WELL PRESENTED FAMILY HOME FOR SALE!

Dallington Street
Bilborough, Nottingham NG8 3DJ

£320,000 Freehold



Robert Ellis Estate Agents are delighted to offer for sale this spacious and beautifully presented four-bedroom family home, situated on Dallington Street in Bilborough. Arranged over three floors, the property offers generous and versatile accommodation, ideal for growing families looking for plenty of space both inside and out.

The ground floor features a welcoming entrance hallway, useful downstairs WC and an impressive kitchen diner. The kitchen is fitted with a range of modern units and integrated appliances including a fridge freezer, dishwasher, washing machine, double oven and induction hob, with French doors opening directly onto the rear garden.

On the first floor is a spacious lounge alongside the principal bedroom, which benefits from built-in wardrobes and its own en-suite shower room. The second floor provides a further three bedrooms, with bedroom two also benefiting from built-in wardrobes and an en-suite, alongside the family bathroom.

Outside, the property continues to impress with a driveway providing off-road parking and access to the integral garage. To the rear is a fantastic enclosed garden, predominantly laid to lawn with a paved patio, established borders and plenty of space for children, entertaining and enjoying the warmer months.

Located in Bilborough, the property is well placed for local schools, shops and everyday amenities, with convenient access towards Nottingham City Centre and surrounding areas.

A fantastic four-bedroom family home offering three-storey living, two en-suites, a garage, off-road parking and a brilliant rear garden – viewing is highly recommended!





Entrance Hallway
Composite entrance door to the front elevation, tiled flooring, recessed spotlights to the ceiling, staircase leading to the first floor landing, understairs storage cupboard, wall mounted radiator, doors leading off to:

Downstairs WC
8'16 x 6'7 approx (2.44m x 2.01m approx)
Tiled flooring, tiled splashbacks, wall mounted radiator, handwash basin with mixer tap, recessed spotlights to the ceiling.

Kitchen
16'13 x 16'73 approx (4.88m x 4.88m approx)
A range of wall and base units with worksurfaces over incorporating sink and drainer unit with mixer tap over, integrated fridge freezer, integrated dishwasher, integrated washing machine, integrated double oven, induction hob with extractor hood over, wall mounted radiators, recessed spotlights to the ceiling, tiled flooring, inset lighting, UPVC double glazed French doors leading out to the rear garden.

First Floor Landing
Carpeted flooring, wall mounted radiator, recessed spotlights to the ceiling, storage cupboard, carpeted staircase leading to the second floor landing, doors leading off to:

Bedroom One
14'90 x 10'99 approx (4.27m x 3.05m approx)
UPVC double glazed windows to the rear elevation, wall mounted radiators, carpeted flooring, built-in wardrobes, door to the en-suite.

En-Suite
7'37 x 5'2 approx (2.13m x 1.57m approx)
UPVC double glazed window to the side elevation, tiling to the floor, tiling to the walls, WC, handwash basin with mixer tap, shower enclosure with mains fed shower over, recessed spotlights to the ceiling, extractor fan, wall mounted radiator.

Lounge
13'51 x 16'17 approx (3.96m x 4.88m approx)
UPVC double glazed windows to the front elevation, recessed spotlights to the ceiling, carpeted flooring, wall mounted radiators.

Second Floor Landing
Carpeted flooring, access to the loft, recessed spotlights to the ceiling, storage cupboard, wall mounted radiator, doors leading off to:

Bedroom Two
11'29 x 11'25 approx (3.35m x 3.35m approx)
UPVC double glazed window to the front elevation, carpeted flooring, wall mounted radiator, built-in wardrobes, door leading through to the en-suite.

En-Suite
7'41 x 7'04 approx (2.13m x 2.24m approx)
UPVC double glazed window to the front elevation, recessed spotlights to the ceiling, extractor fan, heated towel rail, shower enclosure with mains fed shower over, tiling to the floor, tiling to the walls, WC, handwash basin with mixer tap.

Bedroom Three
10'98 x 9'73 approx (3.05m x 2.74m approx)
UPVC double glazed window to the rear elevation, carpeted flooring, wall mounted radiator.

Bedroom Four
11'01 x 6'48 approx (3.38m x 1.83m approx)
UPVC double glazed window to the rear elevation, carpeted flooring, wall mounted radiator.

Bathroom
5'93 x 7'42 approx (1.52m x 2.13m approx)
UPVC double glazed window to the side elevation, tiling to the floor, tiled splashbacks, handwash basin with mixer tap over, WC, recessed spotlights to the ceiling, extractor fan, heated towel rail, bath with mains fed shower.

Front of Property
To the front of the property there is a driveway providing off the road parking and access to the garage.

Garage
Up and over door to the front elevation.

Rear of Property
To the rear of the property there is an enclosed rear garden being laid mainly to lawn, paved patio area, outdoor water tap, secure gated access to the front elevation, walls and fencing to the boundaries.

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
Broadband Speed: Standard 6mbps Ultrafast 1800mbps
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





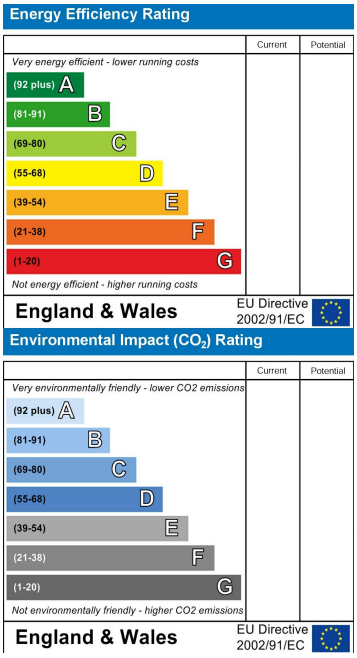












These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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