



£400,000-£425,000 Guide Price

Church Drive, Daybrook, Nottingham NG5 6JD

EPC Rating C



Modernised Victorian semi-detached house with a converted and fully tanked basement with a window and fitted shutter, utility room fitted with units, a sink, and under counter spaces for a washing machine and dryer and a modern shower room also occupy this lower level.

To the first floor an open porch and a welcoming entrance hallway with decorative wall panelling, tiled flooring with underfloor heating, stairs to the first floor and stairs to the basement level. The bay fronted living room, also with decorative wall panelling, is fitted with shutters, bespoke cabinetry and has a multi fuel burning stove. The dining room, also fitted with bespoke cabinetry, shutter and wall panelling has a feature fire surround and hearth and wood flooring which continues to the open plan stunning kitchen diner. Fitted with a range of Shaker style units and a quartz work surface incorporating a breakfast bar. There is an integrated dishwasher, fitted wine cooling fridge, spaces for a large cooker and fridge freezer. There is also a WC off this room, feature wall panelling and bi-folding doors onto the rear garden.

To the first floor is the landing with feature wall panelling, four bedrooms, all fitted with shutters, and a stunning four piece bathroom with a freestanding bath, double sink and large shower cubicle.

There is block paved parking at the front and to the rear is a paved patio and lawn garden with gated access at the side.

Daybrook is a suburb of Arnold which is a busy market town with great public transport links to Nottingham City Centre. There are local primary and secondary schools in the area, supermarkets, a leisure centre, eateries, public houses and an assortment of shops.

- Freehold

BASEMENT 15' 3" into bay x 9' 3" (4.65m x 2.82m)

SHOWER ROOM 7' 10" x 7' 8" L shape, maximum measurements (2.39m x 2.34m)

UTILITY ROOM 7' 11" x 4' 2" (2.41m x 1.27m)

LIVING ROOM 12' 9" x 12' 6" plus bay (3.89m x 3.81m)

DINING ROOM 12' 10" x 11' 6" into recess (3.91m x 3.51m)

KITCHEN/DINER 19' 4" x 17' 0" maximum (5.89m x 5.18m)

WC 6' 4" x 3' 3" (1.93m x 0.99m)

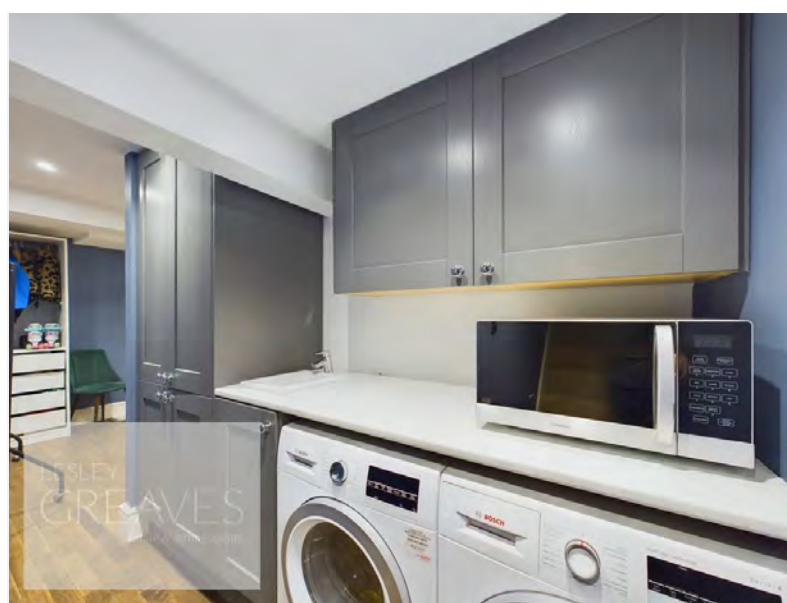
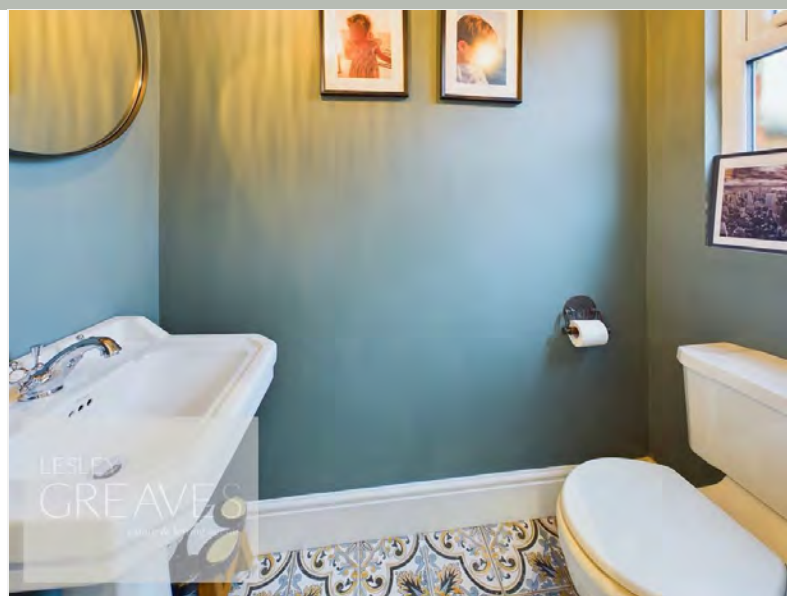
BEDROOM ONE 12' 10" plus bay x 10' 10" into recess (3.91m x 3.3m)

BEDROOM TWO 13' 0" x 12' 6" into recess (3.96m x 3.81m)

BEDROOM THREE 9' 6" x 7' 6" plus door recess (2.9m x 2.29m)

BEDROOM FOUR 8' 9" x 6' 8" (2.67m x 2.03m)

BATHROOM 10' 6" x 9' 10" (3.2m x 3m)

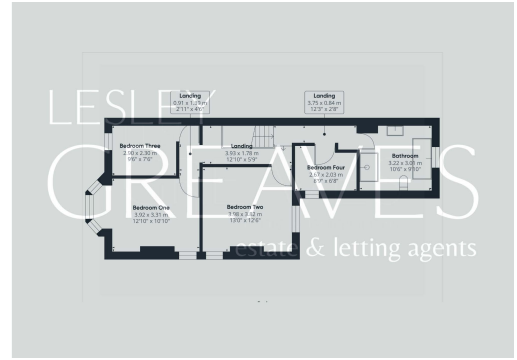
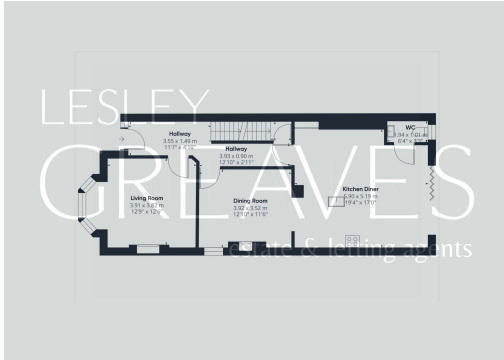


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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



COUNCIL TAX BAND: C

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.



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