



Westbury Mews,  
Basford, Nottingham  
NG5 1EN

**£340,000 Freehold**



\*\* MUST VIEW \*\*

Robert Ellis Estate Agents are delighted to present to the market this OUTSTANDING FOUR BEDROOM, DETACHED FAMILY HOME SITUATED IN BASFORD, NOTTINGHAM.

Upon entry, you are welcomed by the entrance hallway, lounge and the the rear an open plan kitchen diner with utility area, downstairs WC, stairs leading to landing, first bedroom with en suite, second bedroom, third bedroom, fourth bedroom and family bathroom featuring a three piece suite.

To the rear is an enclosed garden with patio area, whilst the front offers ample parking, located in a corner plot.

The home has been finished to a high specification throughout, allowing prospective buyers to move in with ease- Contact the office on 0115 648 5485 to arrange your viewing before it is too late!



### Entrance Hallway

Double glazed entrance door to the front, stairs to the first floor, wall mounted radiator, storage cupboard housing electric meter, ceiling light point, understairs storage cupboard and panelled doors to:

### Cloaks/w.c.

2'8 x 6'9 approx (0.81m x 2.06m approx)

UPVC double glazed window to the front, low flush w.c., pedestal wash hand basin, tiled splashbacks, wall mounted radiator, LVT flooring.

### Living Room

19'7" x 10'6" (5.98 x 3.22)

UPVC double glazed window to the front, wall mounted double radiator, panelled door to kitchen and doorway through to entrance hall.

### Dining Kitchen

17'9 x 15'1 approx (5.41m x 4.60m approx)

UPVC double glazed French doors to the rear with UPVC double glazed window, recessed spotlights to the ceiling, wall mounted radiator, LVT flooring, range of matching contemporary wall and base units incorporating laminate work surface over, 1½ bowl stainless steel sink with swan neck mixer tap above, integral dishwasher, integral double oven, four ring gas hob and extractor hood above, integrated fridge freezer and ample space for both dining and sitting areas. Panelled door to utility room and door to living room.

### Utility Room

7' x 6'2 approx (2.13m x 1.88m approx)

UPVC double glazed door to the side, wall mounted radiator, LVT flooring, stainless steel sink and mixer tap. Ideal gas central heating combination boiler, space and plumbing for an automatic washing machine, space and point for free standing tumble dryer and ceiling light point.

### First Floor Landing

Loft access hatch, ceiling light point, UPVC double glazed window to the side, airing/storage cupboard housing the hot water cylinder and panelled doors to:

### Bedroom 1

15' x 9'10 approx (4.57m x 3.00m approx)

UPVC double glazed window to the front, wall mounted radiator, ceiling light point, panelled door to:

### En-Suite

9'9 x 3'1 approx (2.97m x 0.94m approx)

Walk-in shower enclosure with mains fed shower above, pedestal wash hand basin with tiled splashbacks, low flush w.c., UPVC double glazed window to the side, wall mounted radiator, LVT flooring, tiled splashbacks and ceiling light point.

### Bedroom 2

10'7 x 10'2 approx (3.23m x 3.10m approx)

UPVC double glazed window to the rear, wall mounted radiator and ceiling light point.

### Bedroom 3

11'1 x 7'5 approx (3.38m x 2.26m approx)

UPVC double glazed window to the rear, wall mounted radiator, ceiling light point.

### Bedroom 4

9'1 x 7'7 approx (2.77m x 2.31m approx)

UPVC double glazed window to the front, wall mounted radiator, ceiling light point.

### Bathroom

6'9 x 6'3 approx (2.06m x 1.91m approx)

UPVC double glazed window to the side, panelled bath with mains fed shower over, low flush w.c, pedestal wash hand basin, tiled splashbacks, wall mounted radiator, ceiling light point, shaver point and extractor fan.

### Outside

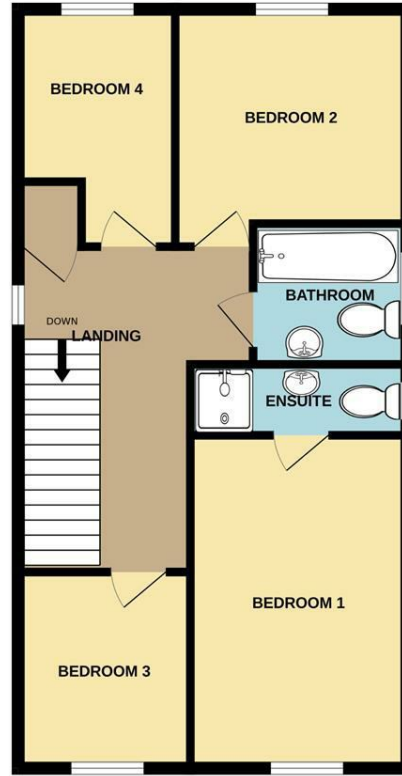
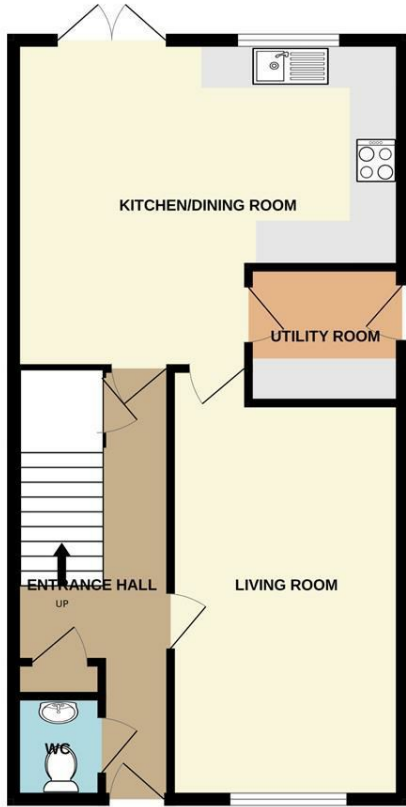
The property sits on a corner plot in a cul-de-sac. With a double block paved driveway to the front providing ample off road parking, access to the side leading to the enclosed garden being laid mainly to lawn with wall and fencing to the boundaries. Paved patio area and additional storage to the side of the property.



GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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.