



**Kingsbury Drive  
Aspley, Nottingham NG8 3EP**

EXTENDED THREE-BEDROOM DETACHED  
FAMILY HOME FOUND ON A GOOD SIZE  
PLOT SITUATED IN ASPLEY, NOTTINGHAM

**Offers In The Region Of £325,000 Freehold**



AN INDIVIDUAL DETACHED EXTENDED THREE-BEDROOM HOME SITUATED IN THE POPULAR LOCATION OF ASPLEY, NOTTINGHAM

Robert Ellis is pleased to be instructed to market this detached property situated in a good family location benefiting from a large driveway to the front and a private garden to the rear. The property has a very homely feel and for the size of the accommodation to be fully appreciated, we recommend interested parties do take a full inspection so they are able to see what is included to both the ground and first floors along with the landscaped rear garden.

The property is built of brick to the external elevations under a pitched tiled roof to the main property, and the accommodation derives the benefits of modern refitted gas central heating and double glazing.

In brief, the house includes an entrance porch which leads into an entrance hallway, ground floor WC, large open living/dining room and extended breakfast kitchen. The stairs lead to the landing with three bedrooms including a large family bathroom and separate WC. Loft hatch leading to loft space.

The property is well placed for easy access to all the shopping facilities provided by Aspley Lane with the ring road providing easy access to many other shopping areas as well as to the city centre, there are excellent schools for all ages, healthcare and sports facilities and the excellent transport links include access around Nottingham via the ring road, the M1 and East Midlands Airport are within easy reach as is Nottingham train station. The property is well placed for easy access to and from the city centre and to many other suburbs and workplaces around the city.

Selling with NO UPWARD CHAIN



### Entrance Porch

7'09 x 5'09 approx (2.36m x 1.75m approx)

Glazed wooden entrance door to the side elevation leading to the Entrance Porch. 3 x Windows to the front elevation. Tiled flooring. Ceiling light point. Internal stained glass leaded door with stained glass leaded windows surrounding leading into the Entrance Hallway

### Entrance Hallway

7'09 x 8'8 approx (2.36m x 2.64m approx)

Laminate flooring. Wall mounted radiator. Ceiling light point. Carpeted staircase to the First Floor Landing. Internal doors leading into Lounge Diner, Extended Breakfast Kitchen and Ground Floor WC

### Lounge Diner

21'11 x 11'02 approx (6.68m x 3.40m approx)

Double glazed window to the front elevations. Carpeted flooring. Wall mounted radiators. Wall light points. Ceiling light points. Ceiling roses. Coving to the ceiling. Double glazed sliding patio doors leading out to enclosed landscaped rear garden.

### Extended Breakfast Kitchen

14'07 x 9'03 approx (4.45m x 2.82m approx)

Double glazed windows to the side and rear elevations. Tiled flooring. Fully tiled walls. Wall mounted radiator. Ceiling light points. Coving to ceiling. Range of matching wall, base and drawer units incorporating laminate worksurfaces over. Stainless steel sink and drainer unit with hot and cold taps above. Wall mounted Valliant gas central heating boiler. Space and point for freestanding fridge freezer. Space and plumbing for automatic washing machine. Ample space for dining table. Hatch leading through to Lounge Diner. Double glazed door providing access to driveway and garden to the rear

### Ground Floor WC

4'8 x 4'6 approx (1.42m x 1.37m approx)

Double glazed window to the side elevation. Tiled flooring. Ceiling light point. Vanity wash hand basin with hot and cold taps. Low level flush WC. Extractor unit. Wall mounted consumer unit

### First Floor Landing

Stained glass leaded window to the side elevation. Carpeted flooring. Ceiling light point. Loft access hatch. Internal doors leading into Bedroom 1, 2, 3, Family Bathroom and Separate WC

### Bedroom 1

11'02 x 11'05 approx (3.40m x 3.48m approx)

Double glazed window to the rear elevation overlooking enclosed landscaped rear garden. Carpeted flooring. Wall mounted double radiator. Ceiling light point

### Bedroom 2

11'07 x 10'4 approx (3.53m x 3.15m approx)

Double glazed window to the front elevation. Carpeted flooring. Wall mounted double radiator. Ceiling light point

### Bedroom 3

8'10 x 7'08 approx (2.69m x 2.34m approx)

Double glazed window to the front elevation. Carpeted flooring. Wall mounted double radiator. Ceiling light point

### Family Bathroom

7'10 x 5'05 approx (2.39m x 1.65m approx)

Double glazed opaque window to the rear elevation. Linoleum flooring. Tiled walls. Wall mounted double radiator. Ceiling light point. 3 piece suite comprising of a panel bath with hot and cold taps, walk-in shower enclosure with mains fed shower above and a pedestal wash hand basin with hot and cold taps

### Separate WC

4'11 x 2'07 approx (1.50m x 0.79m approx)

Double glazed opaque window to the side elevation. Linoleum flooring. Tiled walls. Ceiling light point. Low level flush WC

### Front of Property

To the front of the property there is a gated driveway providing off the road parking and a low maintenance front garden with gravel area and shrubbery. Hedging, brick wall and fencing surrounding. Secure gated access to a further driveway to the side of the property.

### Rear of Property

To the rear of the property there is a good sized enclosed rear garden with a large paved patio area, garden laid to lawn, additional patio area to the rear, space for garden shed, mature shrubbery planted to the borders and fencing and hedging to the boundaries.

### Garage

Freestanding concrete sectional garage. Up and over door.

### Council Tax

Local Authority Nottingham

Council Tax band C

### Agents Notes: Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky

Broadband Speed - Standard 9mbps Ultrafast 1000mbps

Phone Signal – 02, Vodafone, EE

Sewage – Mains supply

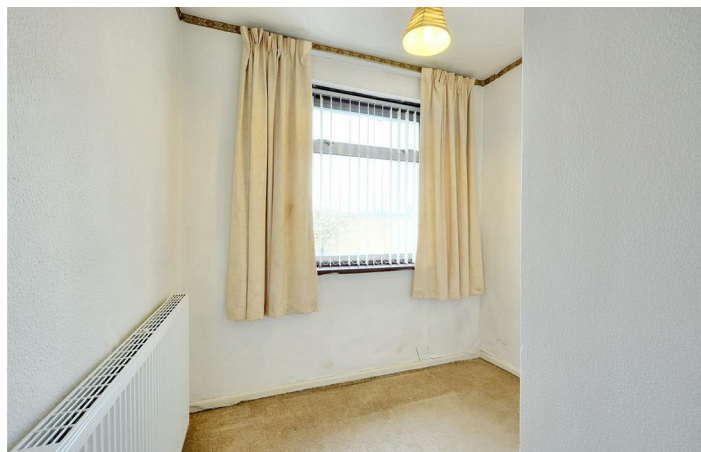
Flood Risk – No flooding in the past 5 years

Flood Defences – No

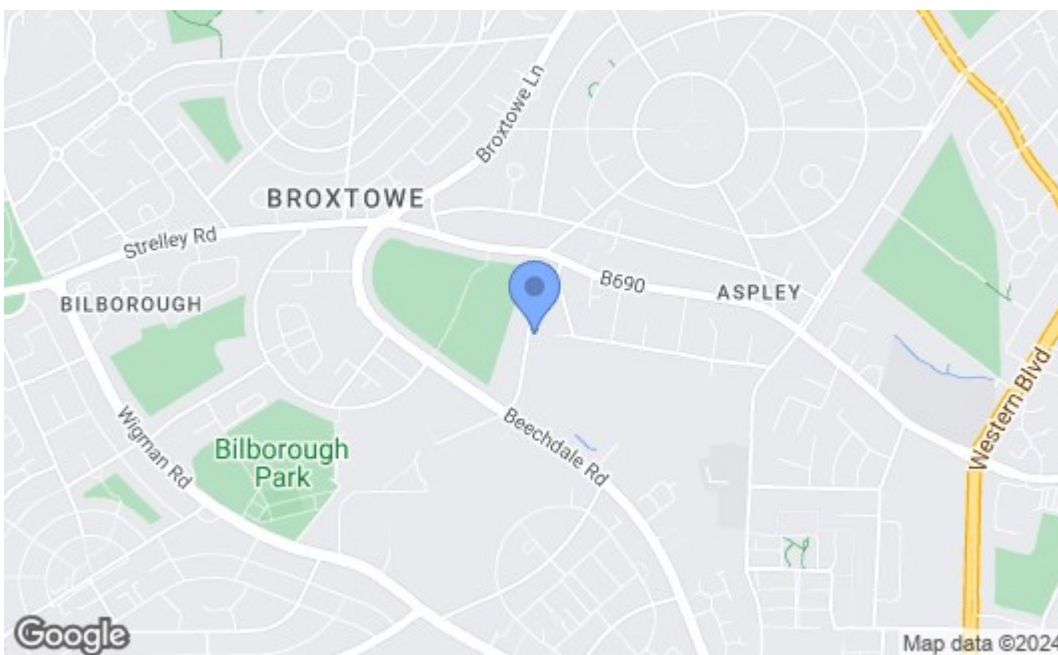
Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No



**Robert Ellis**  
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		57	
(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.