



Winterton Rise
Bestwood, Nottingham NG5 5NR

Guide Price £200,000 Freehold

A THREE BEDROOM, SEMI DETACHED
FAMILY HOME SITUATED IN BESTWOOD,
NOTTINGHAM.



** GUIDE PRICE £200,000 - £210,000 **

Robert Ellis Estate Agents are delighted to bring to the market this FANTASTIC THREE BEDROOM, SEMI DETACHED FAMILY HOME situated in BESTWOOD, NOTTINGHAM.

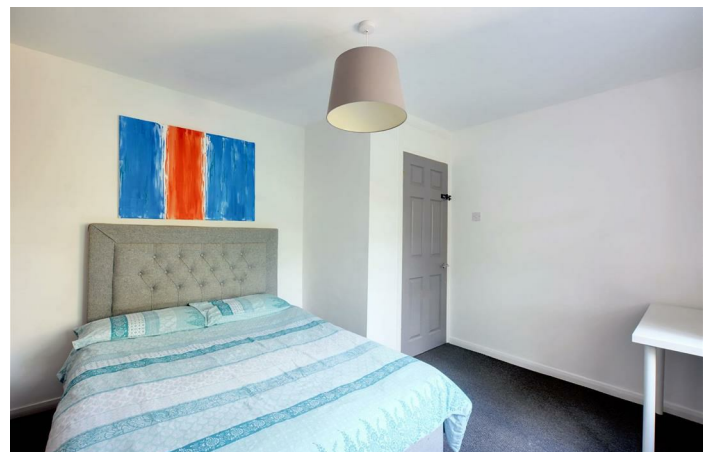
The property is a stone's throw away from Arnold town centre accommodating local amenities, shops and restaurants. Alongside this, it offers easily accessible transport links into Mapperley, Nottingham City centre and surrounding villages/towns. The home is located ideally for families with local schools being within walking distance.

Upon entry, you are welcomed into the entrance porch leading to the hallway. Off the hallway is the lounge diner, kitchen with fitted units and office/utility space with under stair storage.

Stairs lead to landing, first double bedroom with storage cupboard, second double bedroom, third double bedroom and modern family bathroom featuring a three piece suite and storage cupboard.

To the rear is an enclosed garden with patio and tiered level garden. It also hosts the detached garage with double doors for entry. The front of the home offers a low maintenance front garden with driveway and car port for at least three cars.

It is ideal for either first time buyers or investors - Contact the office now to arrange your viewing urgently!



Entrance Porch

6'6" x 3'7" approx (2 x 1.1 approx)

UPVC double glazed entrance door to the side elevation leading into the Entrance Porch. Glazed windows to the front and side elevations. Carpeted flooring. Internal entrance door leading into the Entrance Hallway

Entrance Hallway

10'2" x 3'11" approx (3.1 x 1.2 approx)

Carpeted flooring. Wall mounted radiator. Built-in storage cupboard. Carpeted staircase leading to the First Floor Landing. Internal door leading into the Lounge Diner

Lounge Diner

12'5" x 25'3" approx (3.8 x 7.7 approx)

UPVC double glazed windows to the front and rear elevations. Carpeted flooring. Wall mounted radiator. Ample space for seating and dining. Internal door leading into the Kitchen

Kitchen

8'10" x 19'0" approx (2.7 x 5.8 approx)

UPVC double glazed windows to the side and rear elevations. Laminate flooring. Range of fitted wall and base units incorporating laminate worksurfaces above. Stainless steel sink and drainer unit with dual heat tap. Integrated oven. 4 ring hob with splashback and extractor unit above. Space and point for freestanding fridge freezer. Space and plumbing for automatic washing machine. Breakfast bar with seating space. Internal door leading into the Lobby

Lobby

8'10" x 7'10" approx (2.7 x 2.4 approx)

UPVC double glazed entrance door to the side elevation leading to the Car Port. Carpeted flooring. Wall mounted radiator. Built-in under the stairs storage cupboard

First Floor Landing

10'5" x 3'7" approx (3.2 x 1.1 approx)

Carpeted flooring. Loft access hatch. Airing cupboard. Internal doors leading into Bedroom 1, 2, 3 and Family Bathroom

Bedroom 1

12'1" x 12'5" approx (3.7 x 3.8 approx)

UPVC double glazed window to the rear elevation. Carpeted flooring. Wall mounted radiator

Bedroom 2

11'1" x 12'9" approx (3.4 x 3.9 approx)

UPVC double glazed window to the front elevation. Carpeted flooring. Wall mounted radiator. Built-in storage cupboard

Bedroom 3

13'9" x 8'10" approx (4.2 x 2.7 approx)

UPVC double glazed window to the rear elevation. Carpeted flooring. Wall mounted radiator

Family Bathroom

12'9" x 6'10" approx (3.9 x 2.1 approx)

UPVC double glazed window to the front elevation. Tiled flooring. Tiled splashbacks. Wall mounted towel radiator. Recessed spotlights to the ceiling. 3 piece suite comprising of a panel bath with dual heat tap and mains fed shower above, vanity wash hand wash basin with dual heat tap and storage cupboard below and a low level WC. Built-in storage cupboard

Front of Property

To the front of the property there is a gated driveway providing off the road parking leading to a gated car port, a stone garden with raised planters with shrubbery and plants, trees and brick wall to the boundaries

Rear of Property

To the rear of the property there is an enclosed rear garden with a large paved patio area, steps leading up to a further garden with shrubbery and plants, trees and fencing to the boundaries. Gated access into the Detached Garage

Agents Notes: Additional Information

Council Tax Band: A

Local Authority: Nottingham

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky

Broadband Speed: Standard 20mbps Ultrafast 1000mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

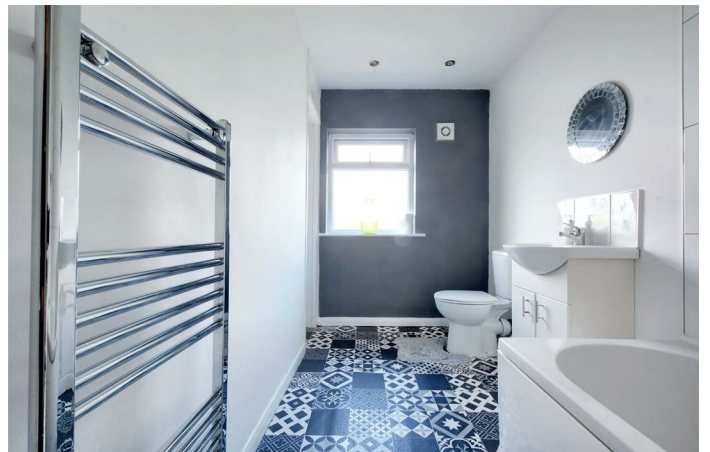
Flood Risk: No flooding in the past 5 years

Flood Defences: No

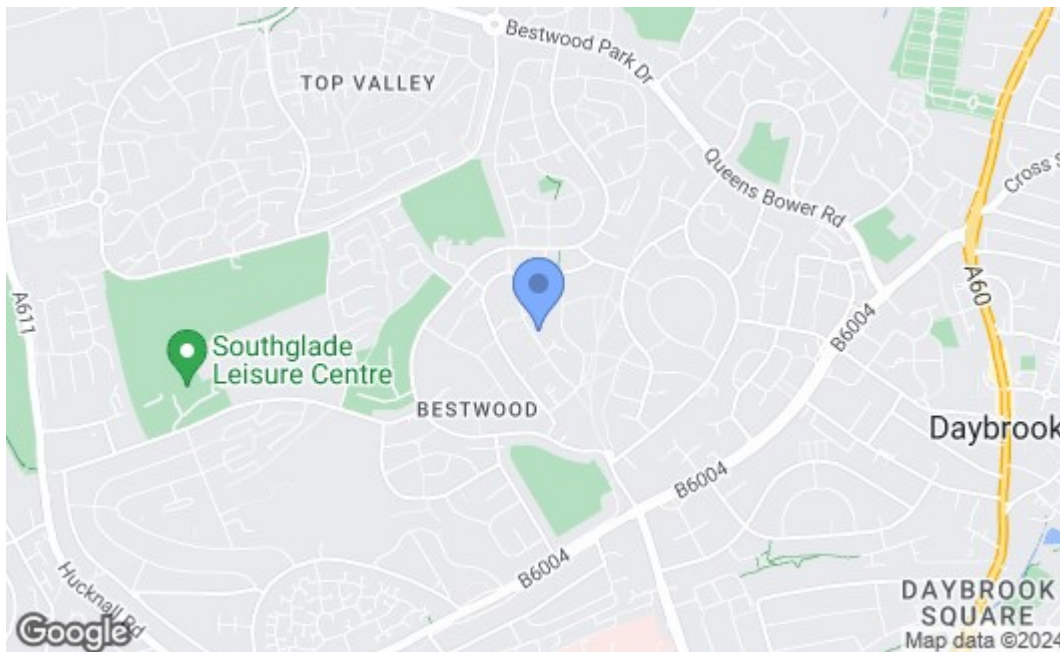
Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No



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			
(39-54) E		67	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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.