



**Stathern Walk
Bestwood, Nottingham NG5 5TN**

A THREE-BEDROOM, SEMI DETACHED IN
BESTWOOD, NOTTINGHAM.

Guide Price £200,000 Freehold



**** MUST VIEW ****

Welcome to Stathem Walk...

Robert Ellis estate agents are delighted to offer to the market this fantastic three bedroom, semi-detached home in Bestwood, Nottingham.

The property itself sits favourably within walking distance of nearby schooling. There is easy access to Arnold Town Centre where there is a wide variety of national and independent retailers and shopping facilities and transport links.

The property is enhanced by powerful solar panels generating electricity contributing to reduced energy bills alongside a working alarm on all front and rear entrance doors to the property providing an excellent security system for you and your family.

Upon entry, you are greeted by the entrance hallway, leading to the open plan lounge diner with a door leading into the fitted kitchen with ample wall and base units and a further door leading to the utility room. The property benefits from having a conservatory offering additional living space on the ground floor.

The stairs to the landing, first double bedroom, second double bedroom, third single bedroom, and family bathroom with a four piece suite.

The property offers an additional front garden with a pathway to the entrance door. At the rear of the property, you will find a low maintenance landscaped rear garden which is split-level, with bedding areas and a shed.

A viewing is HIGHLY recommended to appreciate the size and location of this fantastic family home!

Contact the office to arrange your viewing.



Entrance Hallway

8'9 × 3'8 (2.67m × 1.12m)

UPVC double glazed leaded door to the front elevation, wall mounted double radiator, ceiling light point, staircase leading to the first floor landing and panelled door leading into the lounge diner.

Lounge Diner

24'5 × 10'5 (7.44m × 3.18m)

UPVC double glazed leaded bay window to the front elevation, sliding double glazed patio doors to the rear, wall mounted double radiator, ceiling light points, feature fireplace incorporating a wooden mantle with stone surround and hearth, and an electric fire place. Ample space to both sitting and dining areas.

Fitted Kitchen

7'10 × 10'11 (2.39m × 3.33m)

With a range of matching wall and base units, incorporating laminate work surface over, integrated double oven with four ring stainless steel gas hob and extractor above, UPVC double glazed windows to side and rear elevations, tiled splashback, stainless steel sink with mixer tap over, space and plumbing for a automatic washing machine, ample storage cabinets, breakfast bar with radiator below, ceiling light point, and doorway leading through to the utility room.

Utility Room

7'01 × 5'06 (2.16m × 1.68m)

Wall mounted 'Worcester Bosch' gas central heating combination boiler, space and plumbing for free standing fridge freezer, under stair storage cupboard with shelving providing further additional storage space, meter cupboard housing the electric consumer unit and meter point, UPVC double glazed door to the side elevation providing access to the enclosed garden at the rear.

Conservatory

7'01 × 8'9 (2.16m × 2.67m)

UPVC double glazed windows to the side and rear elevations, laminate floor covering, power points and double glazed patio door leading to the blocked paved patio area and low maintenance landscaped garden to the rear.

First Floor Landing

Ceiling light point, loft access hatch, airing cupboard providing additional storage space and panelled doors leading into bedroom 1, 2, 3 and family bathroom.

Bedroom 1

11'09 × 10'04 (3.58m × 3.15m)

UPVC double glazed leaded window to the front elevation, wall mounted radiator, ceiling light point and built in wardrobe providing ample storage space.

Bedroom 2

10'06 × 11'01 (3.20m × 3.38m)

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

Bedroom 3

11'08 × 5'07 (3.56m × 1.70m)

UPVC double glazed leaded window to the front elevation, wall mounted radiator, ceiling light point, and additional access and storage over stairs with shelving providing further storage space.

Family Bathroom

7'03 × 7'10 (2.21m × 2.39m)

Two UPVC double glazed leaded windows to the rear elevation, low level flush WC, pedestal wash hand basin, panelled bath with mixer tap over, walk-in shower enclosure with 'Mira' electric shower above, wall mounted radiator, tiled splashbacks, linoleum flooring covering.

Outside

To the front elevation there is a low maintenance tiered garden with pathway leading to the front entrance door, artificial lawn, fencing to the boundaries, with shrubs planted to the borders, and gated side access to side elevation. To the rear of the property there is an enclosed landscaped garden incorporating: blocked paved patio area, fencing to the boundaries, low maintenance gravel area with mature shrubs and trees to the borders.

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, Virgin

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

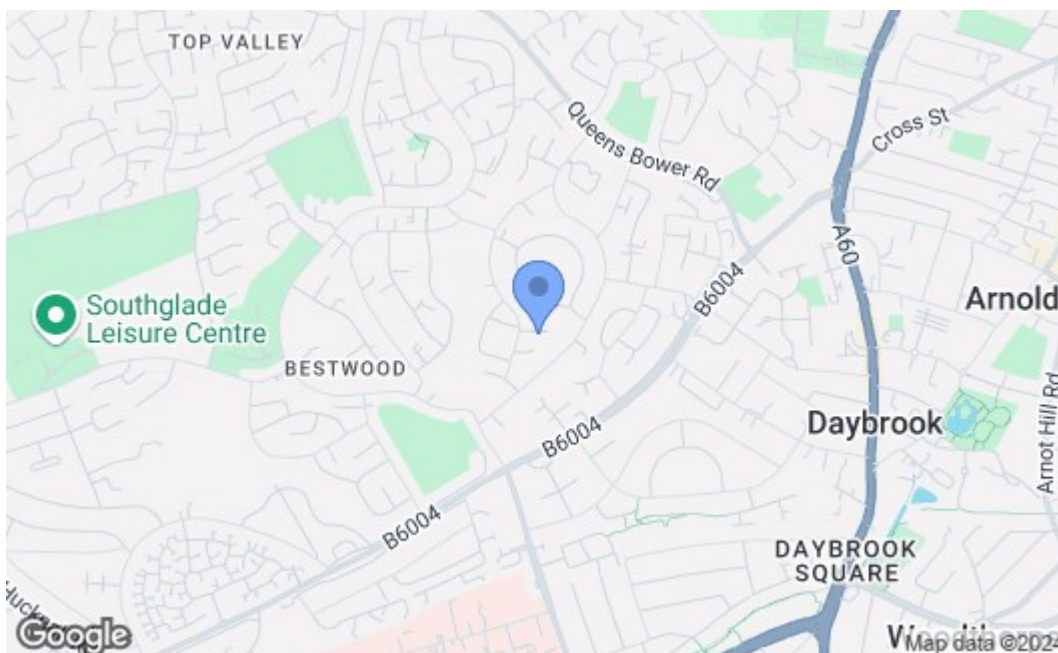
Non-Standard Construction: No

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			
(81-91) B		82	85
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO₂) Rating			
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.