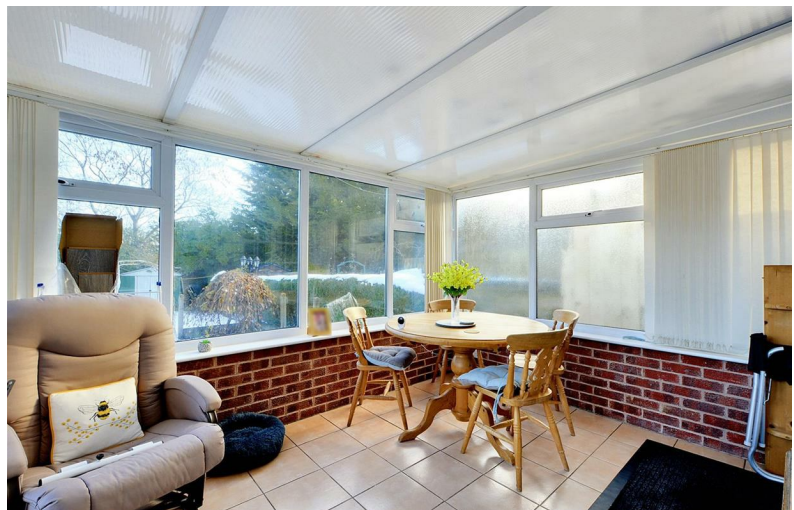




Norbreck Close  
Aspley, Nottingham NG8 6EE

**Guide Price £180,000 Freehold**

A TWO BED EXTENDED MID TERRACE  
FAMILY PROPERTY WITH LOFT ROOM.



\*\*\*Delightful Mid-Terraced Home in a Quiet Cul-De-Sac Location\*\*\*

Robert Ellis are pleased to bring to the market this well-maintained mid-terraced family home, offering a blend of versatility and charm, ideally positioned in a peaceful cul-de-sac setting.

The property features flexible accommodation with 2/3 bedrooms depending on how you choose to arrange the space, making it perfectly suited for a range of buyers. The welcoming lounge benefits from a feature bay window, creating a bright and airy space ideal for relaxing or entertaining. The kitchen, complete with a handy pantry, provides a functional area for everyday living, while the conservatory to the rear offers an additional reception space, leading out to the garden via French doors.

The loft has been cleverly converted, with Velux windows flooding the space with natural light, making it a perfect option for a home office or playroom. The family bathroom is fitted with a three-piece suite, ensuring convenience for the household.

Externally, the property boasts a well-established rear garden, featuring a decking area perfect for enjoying the warmer months, while the tandem driveway at the front provides off-road parking for multiple vehicles.

With partly UPVC double-glazed windows and a flexible layout, this property is ideal for buyers looking for a home to make their own in a sought-after location. Arrange your viewing today and see all this charming home has to offer. Contact the office to arrange your viewing today.



## Front of Property

To the front of the property there is a large driveway providing ample off the road vehicle hardstanding, fencing to the boundaries with veranda seating area.

## Entrance Porch

4'5 × 9'11 approx (1.35m × 3.02m approx)

UPVC double glazed window to the front elevation, UPVC composite double glazed door to the side, coat hooks for storage, ceiling light point, carpeted flooring, internal glazed door leading to inner entrance hallway.

## Inner Entrance Hallway

5'4 × 6' approx (1.63m × 1.83m approx)

Staircase to first floor landing, wall mounted radiator, wall light point, open through to living room with glazed door to dining/kitchen.

## Living Room

11'6 × 15'3 approx (3.51m × 4.65m approx)

UPVC double glazed bay window to the front elevation, wall mounted double radiator, ceiling light point, feature decorative electric fireplace, UPVC double glazed French doors through to the conservatory offering additional reception space.

## Dining/Kitchen

9' × 15' app (2.74m × 4.57m app)

UPVC double glazed windows to front and rear elevations, wall mounted double radiator, a range of matching wall and base units with laminate work surfaces over, stainless steel sink with swan neck mixer tap over, space and point for freestanding cooker, space and plumbing for automatic washing machine, space and point for dishwasher, tiled splashbacks, extractor hood, space for dining table, space and point for fridge/freezer, under stairs storage cupboard providing useful additional storage space with shelving and light, split style stable door to rear elevation, leading to conservatory.

## Conservatory

9'8 × 12'11 approx (2.95m × 3.68m approx )

UPVC double glazed French doors to side elevation leading out to larger than average enclosed rear garden, UPVC double glazed windows to rear and side elevations, brick built dwarf wall, tiling to floor, wall light points, power, internal glazed doors leading through to living room.

## First Floor Landing

9'10 × 6'11 approx (3.00m × 2.11m approx )

UPVC double glazed window to rear elevation, ceiling light point, staircase leading to attic room, panelled doors leading off.

## Family Bathroom

8'2 × 7'01 approx (2.49m × 2.16m approx)

3-piece suite comprising of corner panel bath with electric triton

shower over, low level flush WC, pedestal wash hand basin, tiled splashbacks, UPVC double glazed window to the rear elevation, ceiling light point, linoleum floor covering.

## Bedroom 2

11'01 × 7'09 approx (3.38m × 2.36m approx)

UPVC double glazed window to the front elevation, wall mounted radiator, ceiling light point, laminate floor covering.

## Bedroom 1

10'6 × 8'11 approx (3.20m × 2.72m approx)

UPVC double glazed window to the front elevation, wall mounted radiator, ceiling light point, panelled door to storage cupboard offering additional storage space with built in shelving and housing Worcester Bosch combination boiler providing hot water and central heating to the property, panelled door to walk in wardrobe.

## Loft Room

21'5 × 7'06 approx (6.53m × 2.29m approx )

this loft room is currently utilised as a bedroom comprising of two Velux windows to rear elevation overlooking rear garden, laminate flooring, light, power, storage cupboards providing access to eaves for additional storage space.

## Walk-in Wardrobe/Study

5'5 × 4'2 approx (1.65m × 1.27m approx)

UPVC double glazed leaded window to the rear elevation, wall mounted double radiator, ceiling light point, clothes rail providing ample storage space, could also be used as a study or playroom.

## Rear of Property

To the rear of the property there is an enclosed rear garden featuring a large lawned area, large gravelled patio area with fencing and hedges to the boundaries, secure gated access to the rear elevation.

## 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

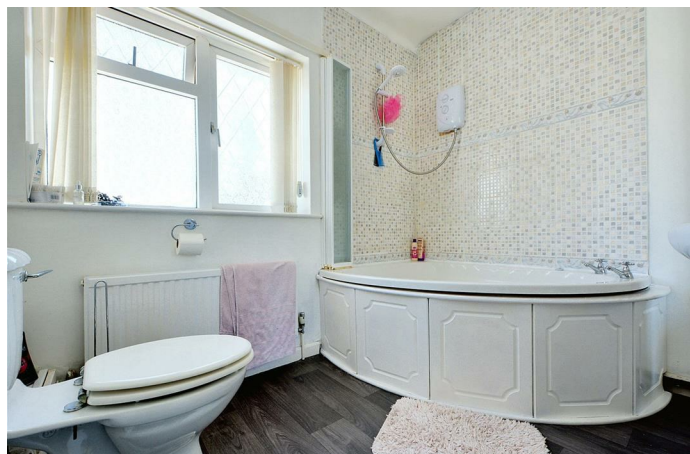
Flood Risk: No flooding in the past 5 years

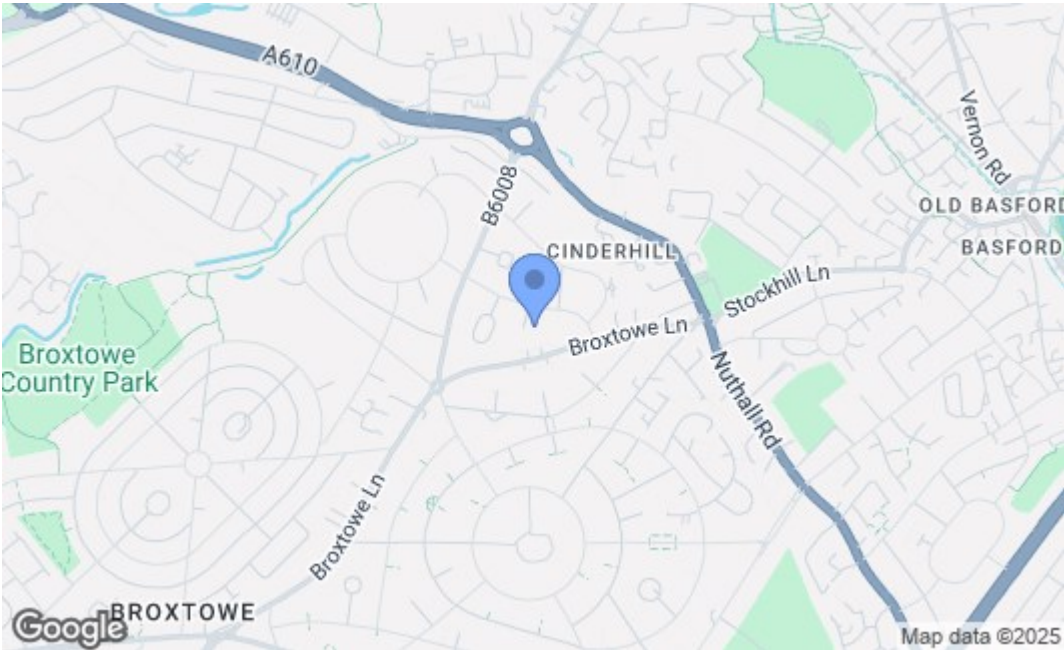
Flood Defences: No

Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No





| Energy Efficiency Rating                                        |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) A                                                     |         | 85        |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       | 71      |           |
| (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 (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 |         |           |
| 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.