



**Wendling Gardens  
Bestwood, Nottingham NG5 5TD**

**A WELL PRESENTED THREE BEDROOM  
HOME FOR SALE IN BESTWOOD,  
NOTTINGHAM!**

**Offers Over £215,000 Freehold**





Robert Ellis Estate Agents are excited to present this wonderful three-bedroom, end of terrace home situated in Bestwood, Nottingham.

Ideally located within walking distance of local schools, this property offers convenient access to Arnold Town Centre, where you'll find a great selection of national and independent retailers, shopping facilities, and transport links.

Upon entering, you'll be welcomed by a hallway leading to a recently refitted kitchen, which opens into the spacious lounge/diner. To the rear, there is a low-maintenance split-level garden, featuring bedding areas and a lawn, perfect for outdoor enjoyment.

Upstairs, you'll find two generously sized double bedrooms, a single bedroom, and a family bathroom with a three-piece suite.

The property also boasts a driveway providing off-road parking, as well as a front lawned garden.

With its ideal location and spacious accommodation, this fantastic family home is not to be missed. We highly recommend booking a viewing to fully appreciate its size and potential.

For more information or to arrange a viewing, please contact the office on 0115 648 5485.



### Front of Property

To the front of the property there is front pebbled garden and a driveway providing off the road parking.

### Entrance Hallway

UPVC door to the front elevation leading into the entrance hallway comprising carpeted staircase leading to first floor landing, laminate flooring, wall mounted radiator, door leading to kitchen.

### Kitchen

7'10" x 18'9" approx (2.40 x 5.74 approx)

Tiled flooring, space for a fridge freezer, integrated microwave, integrated oven, five ring gas hob with stainless steel extractor hood over, space and plumbing for washing machine, space and plumbing for a dishwasher, tiled splashbacks, spotlights to the ceiling, double glazed window to the side elevation, UPVC double glazed door to the rear elevation leading to the rear garden, a range of matching wall and base units with worksurfaces over incorporating a sink and drainer unit with swan neck mixer tap over, under stairs storage cupboards, door leading to lounge.

### Lounge

11'1" x 22'4" approx (3.38 x 6.82 approx)

Laminate flooring, fireplace with tiled hearth and wooden surround, double glazed windows to the front and rear elevations, two wall mounted radiators, dado rail.

### First Floor Landing

Carpeted flooring, built-in storage cupboard, doors leading off to rooms, access to the loft.

### Bedroom One

10'1" x 11'8" approx (3.08 x 3.56 approx)

Carpeted flooring, built-in storage, double glazed window to the front elevation, wall mounted radiator.

### Bedroom Two

11'0" x 10'4" approx (3.37 x 3.16 approx)

Carpeted flooring, double glazed window to the rear elevation, wall mounted radiator.

### Bathroom

7'9" x 6'11" approx (2.38 x 2.13 approx)

Tiled flooring, tiled splashbacks, two double glazed windows to the rear elevation, wall mounted radiator, WC, wash hand basin with mixer tap, shower cubicle with electric shower above.

### Bedroom Three

5'7" x 11'8" approx (1.72 x 3.57 approx)

Carpeted flooring, built-in storage, double glazed window to the front elevation, wall mounted radiator.

### Rear of Property

To the rear of the property there is an enclosed rear garden with patio area and raised garden laid to lawn, secure gated side access, a range of plants and shrubbery planted throughout, fencing and hedging to the boundaries, shed.

### 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

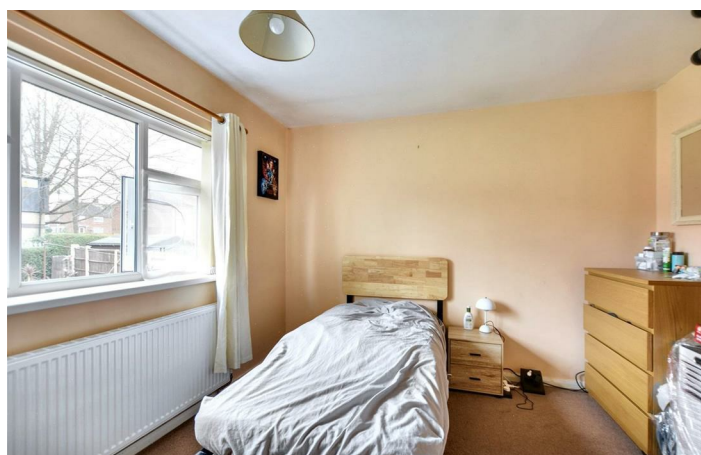
Flood Risk: No flooding in the past 5 years

Flood Defences: No

Non-Standard Construction: No

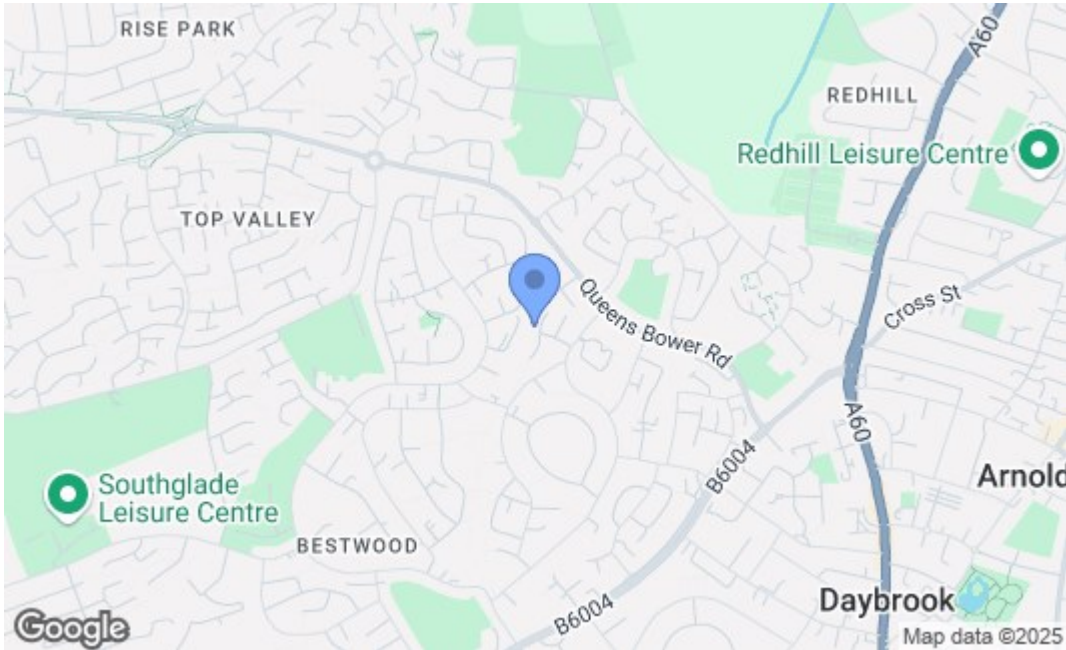
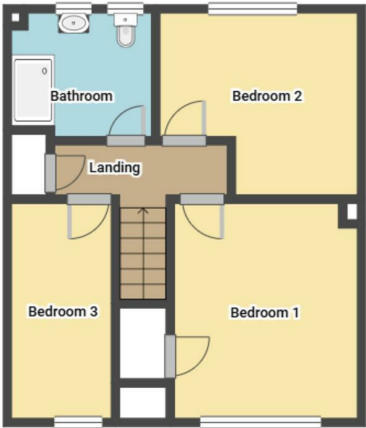
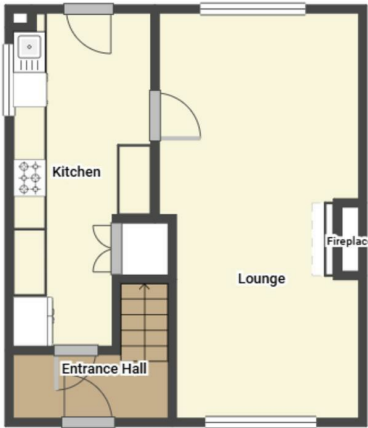
Any Legal Restrictions: No

Other Material Issues: No





Robert Ellis  
ESTATE AGENTS



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	72	
(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.