



School Walk  
Bestwood Village, Nottingham NG6 8UU

AN EXTENDED THREE BED DETACHED  
FAMILY PROPERTY SITUATED ON A  
CORNER PLOT

**Asking Price £290,000 Freehold**





ROBERT ELLIS ESTATE AGENTS ARE DELIGHTED TO OFFER THIS EXTENDED THREE-BEDROOM DETACHED HOME, SITUATED ON A GENEROUS CORNER PLOT IN THE HEART OF BESTWOOD VILLAGE!

This fantastic detached home has been extended to provide spacious and versatile accommodation, making it an excellent opportunity for families and buyers looking for a home with further potential.

The ground floor offers a welcoming entrance hallway, a spacious lounge, a breakfast kitchen, a dining room, and a snug, providing multiple reception spaces for flexible living. To the first floor, there are three well-proportioned bedrooms and a family bathroom.

Occupying a generous corner plot, the property benefits from front and rear gardens, a driveway, a storage garage, and a workshop, with scope for further extension or development (subject to permissions).

Located in the sought-after Bestwood Village, the property is well-positioned for local amenities, schools, and transport links.

Viewing is highly recommended to fully appreciate the size, location, and potential of this fantastic home – contact us today to arrange your viewing!





### Entrance Hallway

4'6 × 3'7 approx (1.37m × 1.09m approx)

Glazed and wooden front entrance door, stairs to the first floor, wall mounted radiator, ceiling light point and internal glazed door to:

### Living Room

17'1 × 13'3 approx (5.21m × 4.04m approx)

UPVC double glazed sectional leaded bay window to the front, ceiling light point, beams to the ceiling, feature beams to the walls, feature fireplace incorporating wooden mantle with brick hearth and surround incorporating free standing electric fireplace, understairs storage cupboard and doorway through to:

### Dining Kitchen

8'6 × 16'9 approx (2.59m × 5.11m approx)

With a range of matching wall and base units incorporating a laminate work surface above, 1½ bowl stainless steel sink with mixer tap over, UPVC double glazed windows to the rear, wall mounted double radiator, tiling to the floor, tiled splashbacks, integrated double oven, ceramic hob with extractor hood above, wall mounted Alpha gas central heating combination boiler, space and point for a free standing fridge freezer. Internal door to dining room and UPVC panelled and glazed door to:

### Rear Lobby

3'1 × 8'2 approx (0.94m × 2.49m approx)

UPVC double glazed windows to the rear, UPVC double glazed access door to the side, linoleum flooring, door to dining kitchen.

### Dining Room

11'8 × 15'3 approx (3.56m × 4.65m approx)

Sliding double glazed patio door to the rear, UPVC double glazed windows to the side, beams to the ceiling, ceiling light point, wall mounted radiator, feature fireplace incorporating stone surround with tiled hearth and space for a free standing electric fire. Panelled door to

### Snug

9'1 × 11'11 approx (2.77m × 3.63m approx)

UPVC double glazed leaded window to the front, wall mounted radiator and ceiling light point.

### First Floor Landing

9'2 × 6'6 approx (2.79m × 1.98m approx)

UPVC double glazed window to the side, loft access hatch, airing/storage cupboard with shelving, ceiling light point and doors to:

### Bedroom 1

10'1 × 11'10 approx (3.07m × 3.61m approx)

UPVC double glazed leaded window to the front, ceiling light point, wall mounted radiator.

### Bedroom 2

9'10 × 10'3 approx (3.00m × 3.12m approx)

UPVC double glazed leaded window to the rear, ceiling light point, wall mounted radiator, built-in wardrobes providing ample additional storage.

### Bedroom 3

8'1 × 6'8 approx (2.46m × 2.03m approx)

UPVC double glazed leaded window to the front, wall mounted radiator, ceiling light point, built-in storage over the stairs.

### Bathroom

6'1 × 6'8 approx (1.85m × 2.03m approx)

Three piece suite comprising of a panelled bath with a mains fed shower over, low flush w.c., pedestal wash hand basin, UPVC double glazed window to the rear, ceiling light point, coving to the ceiling, tiled splashbacks, wall mounted radiator.

### Outside

The property sits on a spacious corner plot with a large gravelled driveway to the front, ornamental shaped lawn with shaped hedges to the boundaries.

Sitting on a corner plot the property enjoys an additional rear driveway, ideal for buyers with motorhomes, caravans or vans. There is a further garden laid to lawn, large paved patio with pergola over, brick wall to the boundary and spacious garage/workshop.

### Garage/Workshop

With light and power, side access door and up and over door to the front.

### Council Tax

Gedling Borough Council Band C

### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky

Broadband Speed - Standard 6mbps Superfast 80mbps

Phone Signal – 02, Three, Vodafone

Sewage – Mains supply

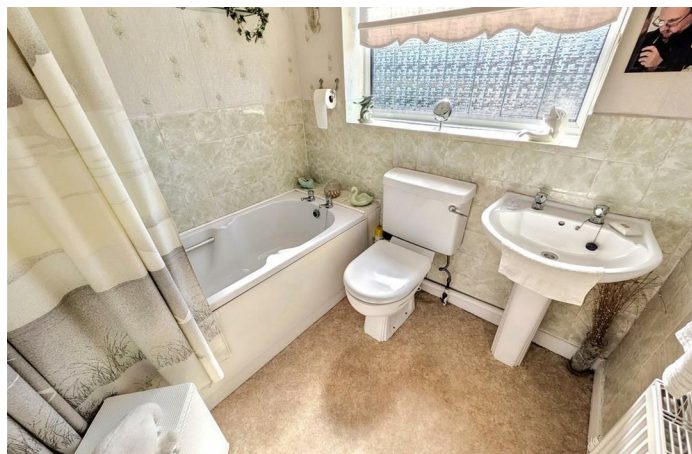
Flood Risk – No, surface water very low

Flood Defenses – No

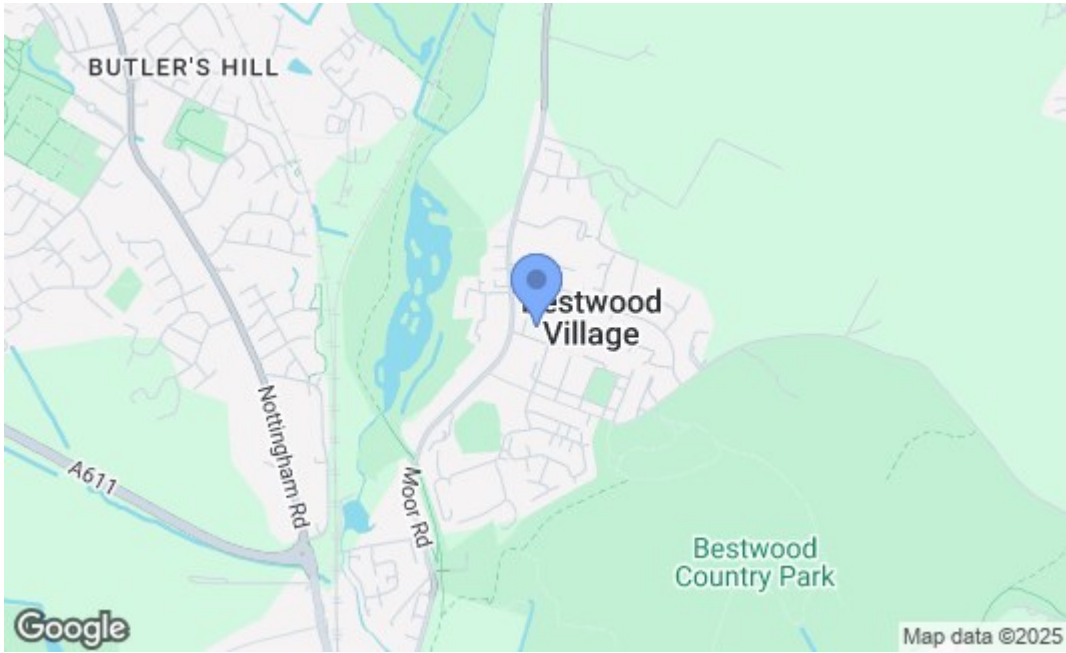
Non-Standard Construction – No

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		
(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 (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.