

Robert Ellis

look no further...



High Main Drive,
Bestwood Village, Nottingham
NG6 8YX

£230,000 Freehold

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Bestwood Village is a charming and peaceful community located just north of Nottingham. Originally a busy mining village, it has since grown into a popular residential area that maintains much of its historic character. Surrounded by open green spaces, including the nearby Bestwood Country Park, the village offers a calm and scenic setting for those looking to enjoy outdoor life. With a selection of local shops, schools, and community facilities, the area has a strong sense of community while still offering convenient access to Nottingham and nearby towns through well-connected transport links.

Situated in this sought-after area is a well-presented three-bedroom semi-detached home, arranged over three spacious floors. Ideal for first-time buyers or families looking to upsize, the property offers a welcoming layout with a light-filled entrance hall, a downstairs WC, a comfortable living room, and a practical, well-equipped kitchen with space for dining. Upstairs, the home features three generously sized bedrooms, including a master bedroom with its own en-suite, as well as a modern family bathroom.

The property also includes a private, enclosed rear garden, perfect for outdoor use throughout the seasons. A driveway provides off-street parking, and there is a detached garage offering extra storage or parking space. Located close to local schools, transport routes, and everyday amenities, this is a fantastic opportunity for those seeking a balance of quiet village life and urban convenience.



Entrance Hallway

Composite entrance door to the front elevation leading into the entrance hallway comprising wall mounted radiator, tiled flooring, staircase leading to the first floor landing, door to WC, door to lounge, door to kitchen.

Kitchen Diner

16'0" x 7'10" approx (4.89 x 2.41 approx)

Tiled flooring, wall mounted radiator, double glazed window to the front elevation, a range of wall and base units with worksurfaces over incorporating a double sink and drainer unit with mixer tap over, integrated fridge freezer, space and plumbing for a washing machine, space and plumbing for a dishwasher, oven with four ring gas hob over and cooker hood above, ample space for dining table.

Lounge

12'11" x 15'1" approx (3.94 x 4.62 approx)

Carpeted flooring, double glazed French doors leading to the rear garden with double glazed windows either side, two wall mounted radiators.

WC

4'9" x 2'10" approx (1.45 x 0.87 approx)

Tiled flooring, double glazed window to the side elevation, WC, wall mounted radiator, wash hand basin with separate hot and cold taps.

First Floor Landing

Carpeted flooring, double glazed window to the side and front elevations, wall mounted radiator, doors leading off to rooms, staircase leading to the master bedroom.

Bedroom Two

12'10" x 12'7" approx (3.93 x 3.84 approx)

Wall mounted radiator, double glazed window to the rear elevation, carpeted flooring.

Family Bathroom

6'3" x 6'9" approx (1.91 x 2.06 approx)

Linoleum flooring, tiled splashbacks, wall mounted radiator, WC, handwash basin with separate hot and cold taps, bath with shower attachment.

Bedroom Three

6'2" x 5'1" approx (1.90 x 1.56 approx)

Wall mounted radiator, double glazed window to the front elevation, carpeted flooring.

Staircase To Master Bedroom

Carpeted flooring, double glazed window to the side, door leading to bedroom.

Master Bedroom

17'1" x 12'10" approx (5.23 x 3.93 approx)

Two Velux windows, wall mounted radiator, storage cupboard, built-in wardrobes, access to loft, carpeted flooring, door to en-suite.

En-Suite

6'11" x 9'4" approx (2.12 x 2.86 approx)

Linoleum flooring, shower cubicle with electric shower over, tiled splashbacks, handwash basin with separate hot and cold taps, WC, wall mounted radiator, double glazed window to the front elevation.

Outside

Rear of Property

To the rear of the property there is an enclosed rear garden.

Front of Property

To the front of the property there is a driveway providing off the road parking, access to the garage.

Agents Notes: Additional Information

Council Tax Band: B

Local Authority: Gedling

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky

Broadband Speed: Standard 6mbps Ultrafast 1800mbps

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		
(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 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.