



**Pedmore Valley  
, Nottingham NG5 5NZ**

**£200,000 Freehold**

SPACIOUS THREE BEDROOM SEMI-  
DETACHED HOME





Welcome to this wonderfully maintained three-bedroom semi-detached property situated on the highly sought-after Pedmore Valley in NG5. Ready to move straight into, this home offers modern comfort, generous living space and an excellent location close to a wide range of amenities.

At the front of the property, a spacious double driveway provides ample off-street parking. Stepping inside, the entrance hall leads through to a bright and airy bay-fronted lounge, complete with a charming chimney breast, new flooring and a large bay window that fills the room with natural light.

To the rear of the home is the inviting open-plan kitchen diner. This space is perfect for both everyday living and entertaining, offering fitted goods, room for a family dining table, access to practical storage and the boiler, and lovely views over the garden. Patio access leads directly into the easy-keeping, tiered rear garden which enjoys plenty of sunshine and a high level of privacy—ideal for relaxing or outdoor dining.

Upstairs, the property features two generous double bedrooms, along with a further well-sized single bedroom. A modern three-piece family bathroom completes the first floor. Throughout the property, all windows are double glazed and the doors are UPVC, contributing to energy efficiency and low maintenance.

Pedmore Valley is a popular and well-connected area, offering excellent transport links into Nottingham and surrounding areas. Local shops, supermarkets, parks and well-regarded schools are all within easy reach, and the property also provides convenient access to Nottingham City Hospital.

This is an ideal home for families, first-time buyers or anyone looking for a move-in-ready property in a fantastic location. Contact us today to arrange your viewing.





### Entrance Hallway

UPVC double glazed entrance door to the side elevation leading into the hallway comprising carpeted flooring, built-in storage, wall mounted radiator, carpeted staircase leading to the first floor landing, door leading through to the lounge.

### Lounge

16'4" x 15'8" approx (5.0 x 4.8 approx)

Laminate flooring, UPVC double glazed window to the front elevation, coving to the ceiling, electric fireplace, dado rail, wall mounted radiator, door leading through to the kitchen diner.

### Kitchen Diner

10'9" x 20'0" approx (3.3 x 6.1 approx)

UPVC double glazed windows to the side and rear elevations, linoleum flooring, a range of wall and base units with worksurfaces over incorporating a sink and drainer unit with swan neck mixer tap over, tiled splashbacks, space and point for a range cooker, extractor hood, space and point for fridge and freezer, understairs storage providing useful pantry space, wall mounted radiator, ample space for a dining table, UPVC double glazed door leading out to the rear garden.

### First Floor Landing

Carpeted flooring, access to the loft, airing cupboard, doors leading off to:

### Shower Room

5'10" x 8'10" approx (1.8 x 2.7 approx)

UPVC double glazed windows to the side and rear elevations, extractor fan, handwash basin with separate hot and cold taps, WC, tiled splashbacks, linoleum flooring, shower cubicle with shower over, wall mounted radiator.

### Bedroom One

11'1" x 14'5" approx (3.4 x 4.4 approx)

UPVC double glazed window to the front elevation, wall mounted radiator, carpeted flooring, coving to the ceiling.

### Bedroom Two

10'9" x 11'5" approx (3.3 x 3.5 approx)

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

### Bedroom Three

11'1" x 8'6" approx (3.4 x 2.6 approx)

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

### Outside

#### Front of Property

To the front of the property there is a driveway providing off the road parking, pathway and steps leading to the entrance door to the side of the property, flowerbeds with a range and matures trees and shrubbery planted to the borders, walled boundaries.

#### Rear of Property

To the rear of the property there is an enclosed tiered rear garden comprising patio area, gravelled area, decked area, flowerbeds with a range of mature plants and shrubbery planted throughout, outdoor water tap, fencing to the boundaries, gated access to the front of the property.

### 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 9mbps Ultrafast 1800mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

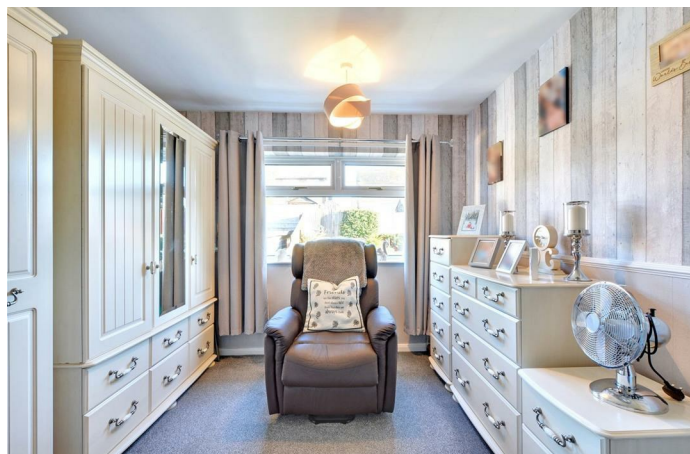
Flood Risk: No flooding in the past 5 years

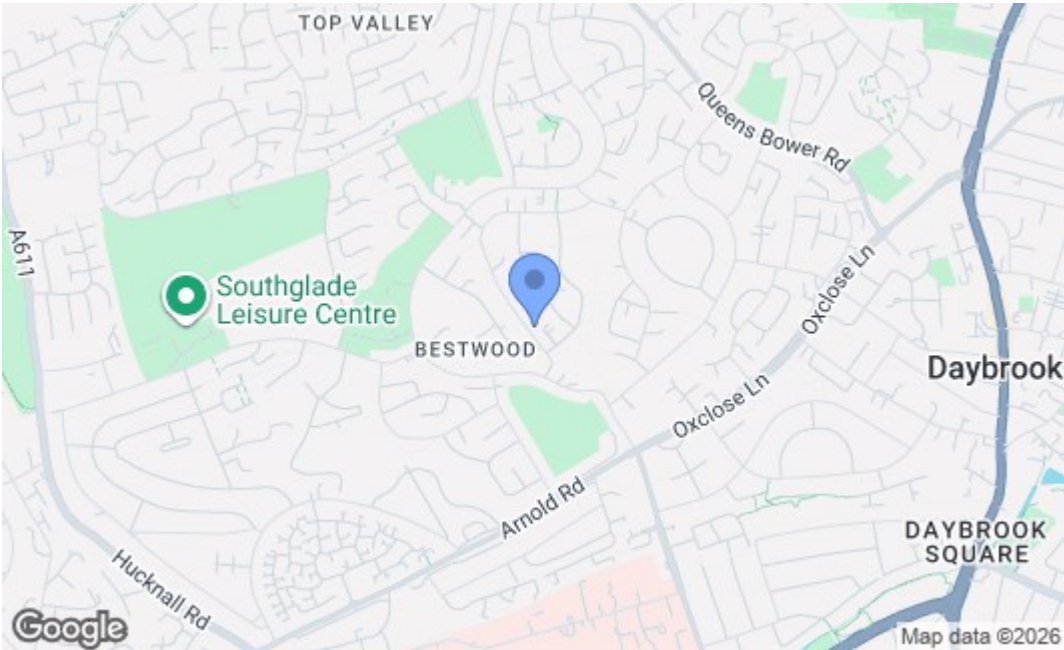
Flood Defences: No

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 <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.