



**Highbury Avenue  
Highbury Vale, Nottingham NG6 9DB**

**A STUNNING THREE BEDROOM SEMI  
DETACHED FAMILY HOME!**

**Offers In The Region Of £230,000 Freehold**



This stunning three-bedroom period home is bursting with character and charm, offering generous living space, stylish presentation and beautiful original features throughout. With its high ceilings, spacious rooms and warm, welcoming atmosphere, this is a home that truly stands out.

Ideally positioned in a quiet cul-de-sac and perfectly located close to schools, shops and excellent transport links, the property provides fantastic convenience for families and commuters. Bulwell town centre, Nottingham City Hospital and routes into the city are all within easy reach. For added reassurance, the home also benefits from a new roof and guttering installed in 2023, complete with a 10-year guarantee.

Inside, an inviting entrance hallway leads to a comfortable lounge, an elegant dining room perfect for family meals or entertaining, and a well-planned kitchen. Upstairs, you'll find three well-proportioned bedrooms and a modern family bathroom.

Outside, the property boasts a wonderful, fully enclosed rear garden which is a private haven making it ideal for outdoor dining or simply unwinding in a peaceful setting.

Full of personality, beautifully maintained and ready to move straight into, this exceptional home is one not to be missed.

An early viewing is strongly recommended!



### Entrance Hallway

Entrance door to the front elevation, sash stained glass window to the side elevation, laminate flooring, carpeted staircase to the first floor landing, wall mounted radiator, coving to the ceiling, doors leading off to:

### Lounge

14'24 x 11'63 approx (4.27m x 3.35m approx)

UPVC double glazed bay window to the front elevation, coving to the ceiling, ceiling rose, picture rail, wall mounted radiator, feature fireplace with tiled hearth and wood surround, carpeted flooring, wall light points.

### Dining Room

11'52 x 15'54 approx (3.35m x 4.57m approx)

UPVC double glazed windows to the side and rear elevations, two wall mounted radiators, laminate flooring, built-in storage, feature fireplace, door leading through to the kitchen.

### Kitchen

16'69 x 8'84 approx (4.88m x 2.44m approx)

A range of wall and base units with worksurfaces over incorporating a sink and drainer unit with mixer tap over, electric oven with four ring induction hob over and extractor hood above, space and plumbing for a dishwasher, space and plumbing for a washing machine, housing the combination boiler (5 years old), vertical wall mounted radiator, tiled flooring, UPVC double glazed French doors leading to the rear garden, UPVC double glazed window to the side elevation.

### First Floor Landing

L-shaped landing with carpeted flooring, UPVC double glazed window to the front elevation, wall mounted radiator, access to the loft, doors leading off to:

### Bedroom One

11'53 x 11'54 approx (3.35m x 3.35m approx)

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

### Bedroom Two

12'08 x 11'44 approx (3.86m x 3.35m approx)

UPVC double glazed window to the rear elevation, wall mounted radiator, feature fireplace, laminate flooring.

### Bathroom

5'94 x 5'96 approx (1.52m x 1.52m approx)

Tiled flooring, tiled splashbacks, UPVC double glazed window to the side elevation, handwash basin with mixer tap, heated towel rail, W/C, bath with mains fed shower over.

### Bedroom Three

8'03 x 9'30 approx (2.51m x 2.74m approx)

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

### Outside

#### Front of Property

To the front of the property there is a block paved patio leading to the front entrance door, side access to the rear of the property, walled boundaries.

#### Rear of Property

To the rear of the property there is an enclosed rear garden with decked area, patio area, lawned area, shed, fenced and walled boundaries, side access to the front of the property.

#### Agents Notes: Additional Information

Council Tax Band: B

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

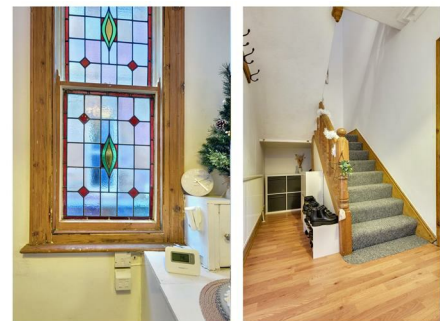
Flood Defences: No

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                                                     |         |           |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       |         |           |
| (39-54) E                                                       |         |           |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not energy efficient - higher running costs                     |         |           |
|                                                                 |         | 80        |
|                                                                 | 63      |           |
| 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.