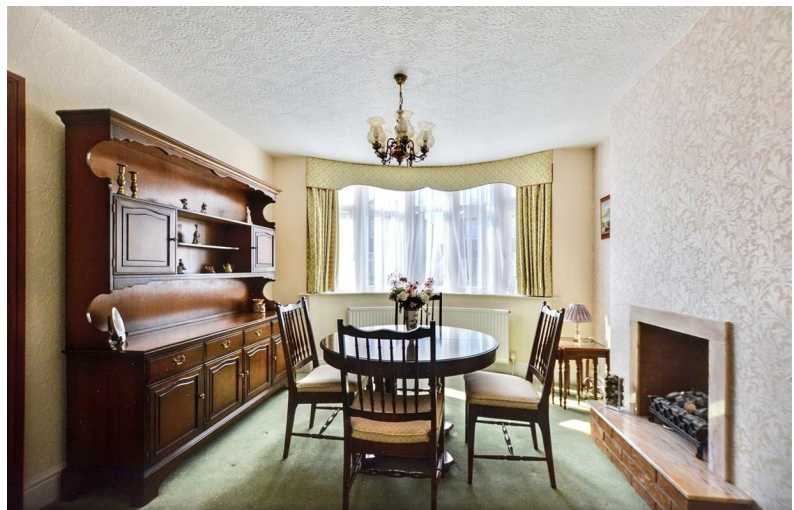


# Robert Ellis

*look no further...*



Franklyn Gardens,  
Nottingham,  
NG8 3NZ

**£295,000 Freehold**

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An extended and well presented three-bedroom detached house.

Benefiting from a kitchen extension and conservatory to the rear, this traditionally styled and constructed house sits on a generous plot with ample car parking and garage and a private, mature garden.

In brief the internal accommodation comprises of an entrance porch, entrance hall, dining room, sitting room, conservatory, breakfast kitchen and w.c., rising to the first floor two double bedrooms, single bedroom, w.c. and shower room.

Outside the property has established and well manicured gardens to both the front and rear, a drive with further car port and detached garage beyond.

Available to the market with the benefit of chain free vacant possession and being situated towards the head of a small and sought after cul-de-sac, this excellent property is likely to appeal to a wide variety of potential purchaser and is well worthy of viewing.



### Entrance Porch

UPVC double glazed entrance door, tiled flooring, second UPVC double glazed entrance door to:

### Entrance Hall

Radiator, stairs to the first floor.

### Dining Room

12'11" x 11'5" approx (3.95m x 3.49m approx)

UPVC double glazed bay window to the front, radiator and a recessed marble style decorative fire surround.

### Sitting Room

13'10" x 11'4" approx (4.24m x 3.46m approx)

UPVC double glazed patio doors leading through to conservatory, radiator, fuel effect gas fire with marble style hearth and surround and Adam style mantle.

### Conservatory

10'5" x 10'0" approx (3.18m x 3.07m approx)

UPVC double glazed windows and patio doors to the rear garden and tiled flooring.

### Breakfast Kitchen

16'4" x 11'1" to 6'11" approx (4.98m x 3.38m to 2.13m approx)

With a range of fitted wall and base units, work surfaces with tiled splashback, 1½ bowl sink with mixer tap, inset gas hob with air filter above, inset electric oven and grill, plumbing for a washing machine, three UPVC double glazed windows, radiator, UPVC double glazed door.

### Cloaks/w.c.

With w.c., wall mounted wash hand basin with tiled splashback, tiled flooring and UPVC double glazed window.

### First Floor Landing

UPVC double glazed window and loft hatch.

### Bedroom One

11'11" x 11'5" approx (3.64m x 3.50m approx)

UPVC double glazed window, radiator, fitted wardrobe and dressing table.

### Bedroom Two

10'5" x 11'6" approx (3.19m x 3.51m approx)

UPVC double glazed window, radiator, fitted wardrobe and dressing table.

### Bedroom Three

8'9" x 7'4" approx (2.67m x 2.26m approx)

UPVC double glazed window, radiator and fitted wardrobe.

### Separate WC

With w.c., part tiled walls, tiled flooring, UPVC double glazed window.

### Shower Room

Wash hand basin inset to vanity unit, shaver point, shower cubicle with mains control shower over, part tiled walls, wall mounted heated towel rail, UPVC double glazed window.

### Outside

To the front the property has an established and low maintenance garden with gravel border and shrubs and a drive providing car standing with gated access to a car port providing further parking with the detached garage beyond.

To the rear the property has a patio with outside tap, mature and well manicured garden with lawn, various well stocked beds and borders with mature shrubs and trees, a shed and greenhouse.

### Garage

24'2" x 9'0" approx (7.39m x 2.76m approx)

Double timber doors to the front, windows to the side and rear, light and power.

### Material Information:

Freehold

Property Construction: Brick

Water Supply: Mains

Sewerage: Mains

Heating: Mains Gas

Solar Panels: No

Building Safety: No Obvious Risk

Restrictions: None

Rights and Easements: None

Planning Permissions/Building Regulations: None

Accessibility/Adaptions: None

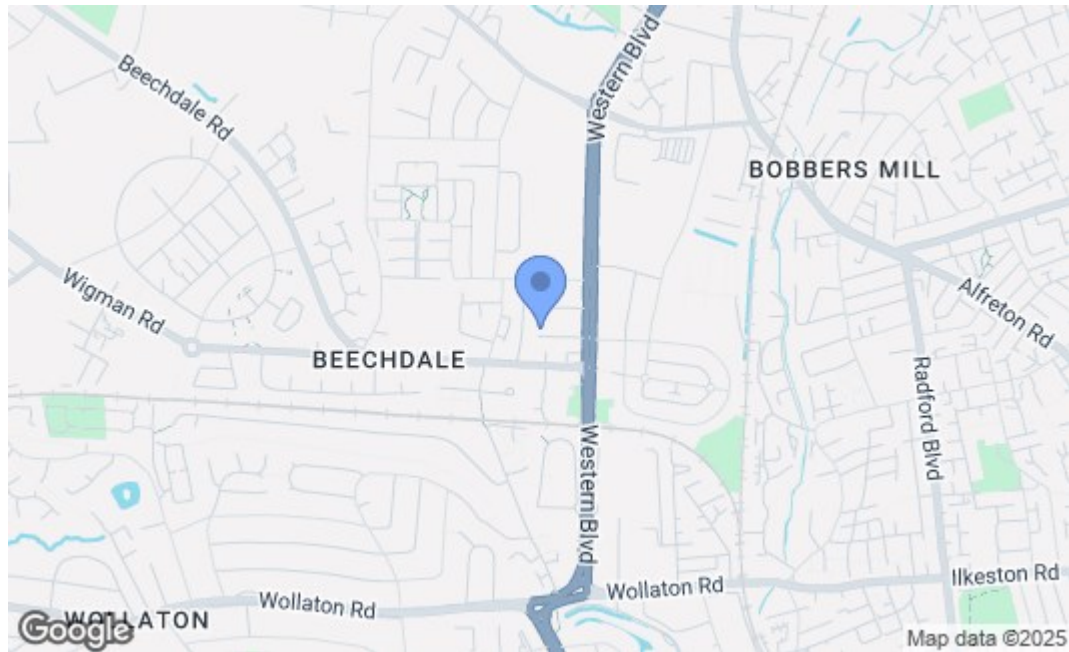
Does the property have spray foam insulation in the loft: No

Has the Property Flooded?: No

### Disclaimer:

These details and Key facts 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. Full material information is available in hard copy upon request.





| Energy Efficiency Rating                                        |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) A                                                     |         |           |
| (81-91) B                                                       |         | 82        |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       |         |           |
| (39-54) E                                                       | 51      |           |
| (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                         |         |           |

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