



**Bilborough Road  
Nottingham, NG8 4DS**

**£725,000 Freehold**

A 1995 CONSTRUCTED THREE BEDROOM,  
TWO BATHROOM, THREE TOILET  
DETACHED HOUSE SITTING ON A  
GENEROUS OVERALL PLOT OF  
APPROXIMATELY ONE THIRD OF AN  
ACRE.





ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET THIS RARE OPPORTUNITY TO ACQUIRE THIS 1995 CONSTRUCTED THREE BEDROOM, TWO BATHROOM, THREE TOILET DETACHED HOUSE SITTING IN A PRIVATE SETTING ON AN OVERALL PLOT OF ONE THIRD OF AN ACRE.

With accommodation arranged over two floors, the ground floor comprises entrance hall, ground floor WC, sitting room, conservatory, dining room and breakfast kitchen. The first floor landing provides access to three bedroom with en-suite facilities to the main bedroom, and family bathroom suite.

The property also benefits from gas fired central heating, double glazing, security alarm, ample off-street parking for up to 16 vehicles, as well as an attached garage with utility area, detached garage to the front drive and an approximate 10m x 3m detached garage located at the foot of the garden plot to the rear.

The property sits favourably within a private setting away from the slip road, being conveniently located to nearby amenities, shopping facilities, transport links and schooling, as well as sitting on the edge of outdoor countryside access.

We believe the property would lend itself to a variety of different buying types, certainly those looking for ample outdoor space for either entertaining or future potential to extend or develop (subject to the relevant permissions and approvals).

We highly recommend an internal viewing.



### ENTRANCE HALL

15'7" x 5'9" (4.76 x 1.76)

uPVC panel and double glazed entrance door with full height double glazed window to the side of the door, alarm control panel, radiator, turning staircase rising to the first floor with feature glass balustrade and surround, LED spotlights, coving. Doors to all downstairs rooms. Useful under the stairs storage closet with lighting and coat pegs.

### WC

6'6" x 3'3" (2.00 x 1.01)

Two piece suite comprising low flush WC, wash hand basin with tile splashbacks. Double glazed window to the rear, extractor fan, radiator, tiled floor.

### SITTING ROOM

22'5" x 13'7" (6.84 x 4.16)

Double glazed window overlooking the rear garden (with fitted blinds), radiator, coving, media points, feature pebble effect electric fire. Sliding double glazed patio doors open into the conservatory (with fitted blinds).

### CONSERVATORY

10'8" x 9'10" (3.27 x 3.00)

Brick and double glazed construction with sloping polycarbonate ceiling, double glazed windows to both sides and rear (all with fitted blinds), double glazed French doors open out into the rear garden, tiled flooring.

### DINING ROOM

12'10" x 10'4" (3.93 x 3.15)

Double glazed window to the side (with fitted blinds), radiator, coving.

### KITCHEN

13'0" x 11'6" (3.97 x 3.52)

Equipped with a matching range of fitted base and wall storage cupboards and drawers, with marble style roll top work surfaces incorporating single sink and draining board with central swan-neck mixer tap and tiled splashbacks. Fitted Neff oven and microwave, fitted four ring gas hob with extractor over, integrated dishwasher, fridge/freezer, display glass fronted crockery cupboards, double glazed windows to both the front and side (with fitted blinds), radiator, tiled floor, ample space for dining table and chairs, under-cabinet lighting. Door access leading back to the hallway.

### FIRST FLOOR LANDING

Decorative balustrade, feature glass panel, double glazed window (with fitted blinds), radiator, coving, spotlights. Doors to all bedrooms and bathroom. Air cupboard housing the water cylinder. Loft access point to a majority boarded loft space with lighting and insulation.

### BEDROOM ONE

18'11" x 11'1" (5.78 x 3.38)

Two double glazed windows overlooking the garden plot (with fitted blinds), exposed/varnished floorboards, radiator, coving. Door to walk-in wardrobe. Door to en-suite.

### EN-SUITE SHOWER ROOM

6'5" x 6'3" (1.97 x 1.91)

Four piece suite comprising corner tiled and enclosed shower cubicle with mains shower, wash hand basin, bidet, low flush WC. Partial wall tiling, shaver point, extractor fan, spotlights, double glazed window to the side, radiator, exposed/varnished floorboards, wall mounted bathroom cabinet.

### BEDROOM TWO

12'11" x 11'7" (3.94 x 3.54)

Double glazed window to the side (with fitted blinds), radiator, coving, exposed/varnished floorboards.

### BEDROOM THREE

12'11" x 10'3" (3.95 x 3.14)

Double glazed window to the side (with fitted blinds), radiator, coving, exposed/varnished floorboards.

### BATHROOM

6'5" x 6'5" (1.97 x 1.96)

Three piece suite comprising panelled-in bath with shower over, wash hand basin, low flush WC. Tiling to the walls, double glazed window to the rear, extractor fan, radiator.

### OUTSIDE

The property is surrounded by grounds to the front, side and rear. The front being approached via a private road beyond the slip road off Bilborough Road to a block paved frontage providing off-street parking and leading to the attached garage and entrance door. Further parking can be found either side, block paving providing ample parking spaces for several vehicles. To the front and side of the property, there is external lighting points, tap, gas and electricity meters. The front also offers open access to the rear part of the garden and two of the three garages. The rear part of the garden offers a paved patio seating area (ideal for entertaining), accessed via the garage rear door and conservatory French doors, opens out to a fantastic lawned garden and historic orchard with a combination of picket style fencing, traditional fencing with concrete posts and gravel boards to the boundary line. A further patio seating area, a range of fruit trees, as well as access to the garage to the rear of the plot.

### ATTACHED GARAGE

18'9" x 13'1" (5.73 x 4.01)

Up and over door to the front, power, lighting, double glazed windows to the side and rear, uPVC panel and double glazed exit door opening into the rear garden, as well as a fitted utility area to the rear of the garage, incorporating a range of fitted matching base and wall storage cupboards and drawers, with laminate style roll top work surfacing, contrasting granite style surfaces to the other side, incorporating a circular bowl sink unit with hot and cold mixer tap, plumbing for washing machine, space for tumble dryer, display shelving.

### DETACHED FRONT GARAGE

20'0" x 12'6" (6.11 x 3.83)

Electrically operated roller garage door to the front, power and lighting points.

### DETACHED GARDEN GARAGE

31'3" x 10'0" (9.54 x 3.07)

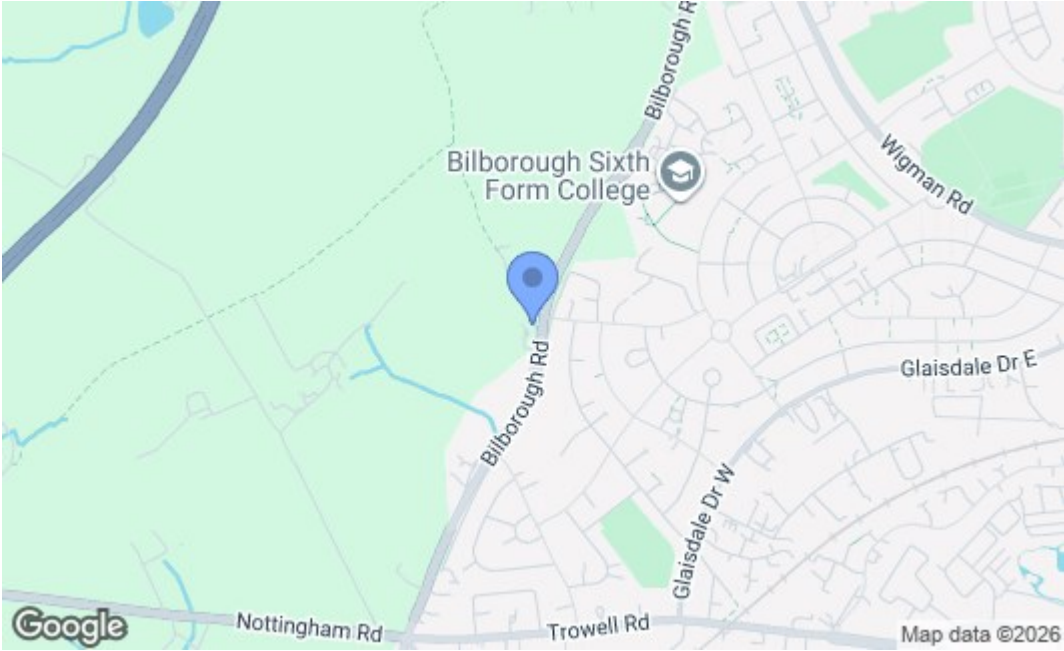
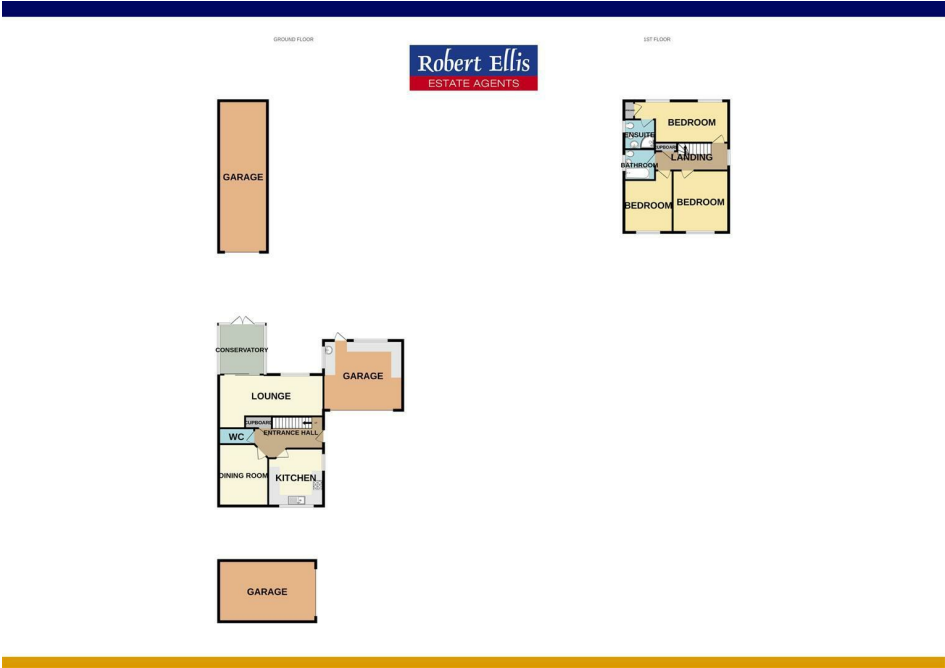
Up and over door to the front, power, lighting and shelving.

### DIRECTIONAL NOTE

From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights and turn left onto Church Street. At the bend in the road, turn right onto Hickings Lane and proceed in the direction of Bramcote. At the mini island, turn right onto Ilkeston Road and then take the first left onto Coventry Lane. Continue through the Trowell traffic lights onto Bilborough Road and take an eventual left turn into the slip road. On the private road, the property can be found on the left hand side.







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		
	52	74
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.