



6 Arbrook Drive, Aspley, NG8 3PD

Price Guide £280,000





6 Arbrook Drive Aspley, NG8 3PD

- Three bedroom
- Loft room
- Kitchen with oven and hob
- Lounge and dining room
- Large garden
- Popular location

GREAT LOCATION!! A three-bedroom detached house located just off the ring road, with two reception rooms and a large west-facing rear garden!! With the easy access to Nottingham City Hospital, The University and surrounding areas. The property also has two reception rooms a loft room, great-sized west-facing family garden and planning permission for a double storey rear extension!



Price Guide £280,000



Overview

The house features a well-maintained and fully tiled bathroom with a shower over the bath, and an additional upstairs separate toilet for added convenience. Also, the boarded and carpeted loft room with a folding wooden ladder offers additional space for a home office, playroom, or storage area. The proposed extension would provide a fourth bedroom, an en-suite, extended downstairs living space and a utility room. Parking is a breeze with space for two vehicles, making coming home a stress-free experience, and one of the highlights of this property is the large west-facing garden, ideal for soaking up the sun or hosting summer barbecues. And situated close to the QMC and Nottingham University, this location is perfect for students or healthcare professionals. The property also has UPVC double glazing, gas central heating with a Worcester Bosch combination gas boiler and is very well maintained throughout. A great family home with viewing strongly advised!

Entrance Hall

UPVC double glazed front entrance door and side windows, stairs to the first floor landing with under-stair cupboard, radiator, laminate flooring and doors to both reception rooms and kitchen.

Sitting Room

UPVC double glazed bay window to the front and radiator.

Lounge

Marble fireplace and hearth with living flame coal effect gas fire and King Louie style surround. Laminate flooring, picture rail and UPVC double glazed double doors leading out to the garden.

Kitchen

A range of wall and base units with shaker-style doors in an Oak finish, with granite effect worktops, tiled splashback and inset stainless steel sink unit and drainer. Appliances consist of an integrated electric oven and a four-ring gas hob with an extractor canopy. Plumbing for washing machine, tiled floor, under-stair cupboard and UPVC double glazed rear window and side door.

First Floor Landing

Second separate toilet with wash basin, fully tiled walls, slate coloured floor tiles and UPVC double glazed side window. Loft hatch with folding wooden ladder into the loft room which is boarded, carpeted and decorated with a rear skylight window.

Bedroom 1

UPVC double glazed front window and radiator.

Bedroom 2

UPVC double glazed rear window and radiator

Bedroom 3

UPVC double glazed front window and radiator.

Bathroom

With fully tiled walls and contrasting tiled floor, the suite consists of a bath with folding screen and mains shower, dual flush toilet and wash basin with vanity base cupboard. Chrome towel rail, UPVC double-glazed rear window and cupboard housing the Worcester Bosch combination gas boiler.

Outside

To the front, there is a driveway providing off-street parking for two cars and side gated access. To the rear is a full-width patio/seating area, outside tap, halogen security light and an extensive lawn with a mixture of conifer hedging and fencing to the perimeter.

Material Information

TENURE: Freehold

COUNCIL TAX: Nottingham City Council - Band C

PROPERTY CONSTRUCTION: Solid Brick

ANY RIGHTS OF WAY AFFECTING PROPERTY: none

CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS:
No

FLOOD RISK: Low

ASBESTOS PRESENT: N/K






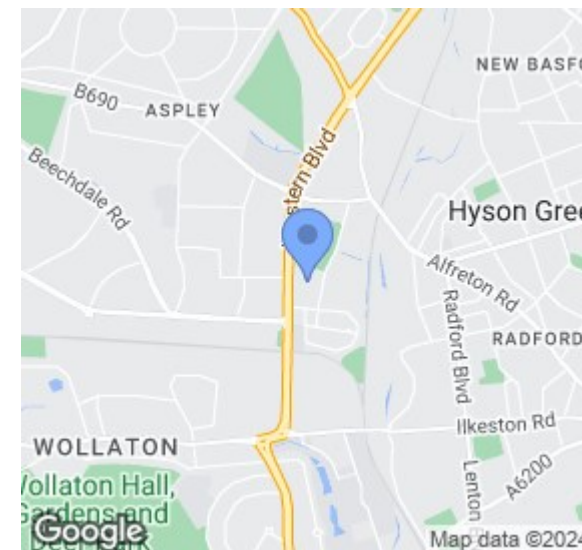


ANY KNOWN EXTERNAL FACTORS: N/K
LOCATION OF BOILER: Bathroom cupboard
UTILITIES - mains gas, electric, water and sewerage.
MAINS GAS PROVIDER:
MAINS ELECTRICITY PROVIDER:
MAINS WATER PROVIDER: Severn Trent
MAINS SEWERAGE PROVIDER: Severn Trent
WATER METER:
BROADBAND AVAILABILITY: Please visit Ofcom - Broadband and Mobile coverage checker.
MOBILE SIGNAL/COVERAGE: Please visit Ofcom - Broadband and Mobile coverage checker.
ELECTRIC CAR CHARGING POINT: not available.
ACCESS AND SAFETY INFORMATION: Level front and rear access





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



Please contact us on 0115 953 6644 should you wish to arrange to view this property or if you require any further information.

1. We believe these particulars, including the text, photographs and floorplans to be accurate. They are for general guidance only and do not constitute any part of an offer or contract. Measurements are approximate. The property's services, appliances, heating installations, plumbing and electrical systems have not been tested and intending purchasers are advised to make their own independent enquiries and inspections.
2. No person in the employment of Marriotts has the authority to make or give any representation or warranty in respect of the property, and they assume no responsibility for any statement made in these particulars.
3. No responsibility can be accepted for any expense or loss incurred before, during or after a property viewing arranged by Marriotts.
4. Money Laundering - Marriotts are required by law to ask any prospective purchaser proceeding with a purchase to provide us with verification of identification and proof of address. We are also required to obtain proof of funds and provide evidence of where the funds originated from.
5. Third-party referral arrangements - with the intent to assist our clients with their move we have established professional relationships with trusted suppliers. Where Marriotts refer a client we receive a referral commission in some instances: MAB - £300. TG Surveyors - £75 (Inc Vat).

41 Plains Road, Mapperley, Nottingham, NG3 5JU
0115 953 6644
sales@marriotts.net

www.marriotts.net

