

50 Heatherley Drive, Basford, NG6 0FN

Price Guide £210,000

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Marriotts



50 Heatherley Drive
Basford, NG6 0FN

- Spacious semi-detached three bedroom family home
- Well-equipped fitted family kitchen. Modern four-piece family bathroom
- Generous rear garden with lawn and mature fruit trees. Shared driveway leading to a detached single garage
- Through dining room and rear lounge, with French doors opening onto the rear garden
- Stripped wooden flooring in all three bedrooms
- Ideal home for families and commuters alike

GUIDE PRICE £210,000 - £220,000 - Spacious Three-Bedroom Family Home in a Sought-After Location. This spacious and beautifully maintained 3 bedroom home offers the perfect blend of character, comfort and convenience. Ideally located close to excellent local amenities, well-regarded schools, parks, Nottingham Ring Road and City Hospital, it is perfectly suited to growing families and commuters alike.

The welcoming entrance hall leads through to a generous dining room and a bright rear lounge, creating an excellent space for both everyday family life and entertaining. French doors open directly onto the rear garden, seamlessly connecting the indoor and outdoor living spaces. The property also benefits from a long, well-appointed fitted kitchen, offering ample storage and workspace, while the neutrally decorated family bathroom features a modern four-piece suite, including a separate bath and shower. Upstairs, there are three well-proportioned bedrooms, all showcasing attractive stripped wooden floorboards. The principal bedroom benefits from extensive fitted wardrobes, while the second bedroom retains a charming original cast-iron fireplace, adding character and period appeal.

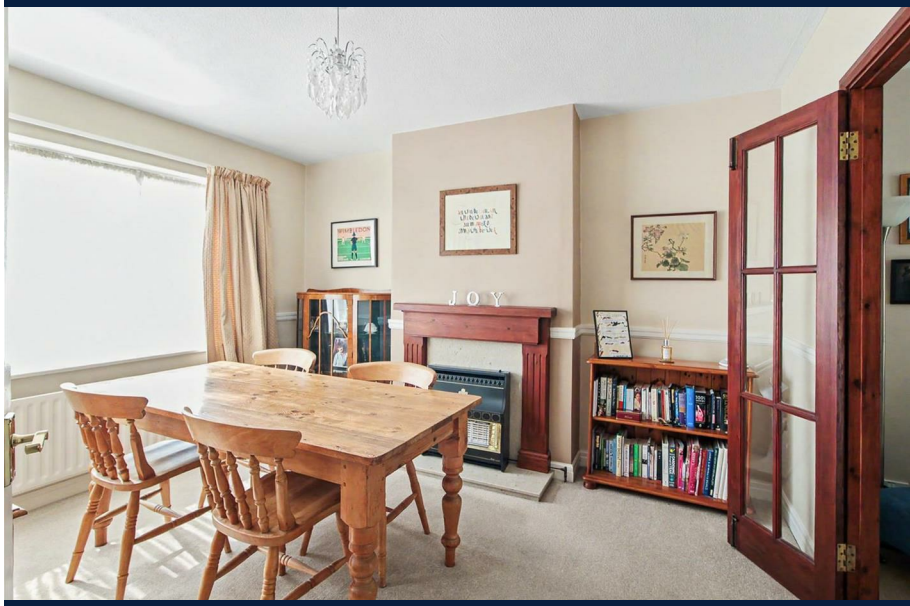
Outside, the impressive rear garden is a real highlight, offering a generous lawn, mature fruit trees and plenty of space for children to play or for outdoor entertaining. To the side of the property, a shared driveway provides access to a detached single garage, offering additional parking or useful storage.

Combining spacious accommodation, original features and a fantastic location, this is a wonderful opportunity to acquire a superb family home.





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Entrance hall
Composite front door leads into the inviting hallway, which has wood effect laminate flooring, a radiator, Hive thermostat control, radiator and alarm panel. There is a low cupboard housing the RCD board and electric meters, and an understairs cupboard with a UPVC window to the side and space for a tall fridge freezer.

Dining room
The front reception room is carpeted, with a gas fire set within a hearth and surround, radiator and UPVC double glazed window to the front. Wood framed French doors open into the rear lounge.

Lounge
The lounge is carpeted, has a gas fire set within a hearth and surround, a door leads back into the hallway and UPVC double glazed patio doors give access to the rear garden.

Kitchen
The kitchen is fitted with wall and floor cabinets, with worktop, tiled splashback, stainless steel sink/drainer with mixer tap, there is a fitted electric oven and 4 ring gas hob. The room has a tiled floor, dual aspect UPVC double glazed windows to the rear and side, radiator and UPVC double glazed door leads into the garden.

Landing
Carpeted stairs lead up to the first floor landing, which has a UPVC double glazed window to the side and loft access.

Bedroom 1
The master bedroom has stripped wooden floors, radiator, UPVC double glazed window to the front and a range if fitted wardrobes with mirrored sliding doors. Concealed inside the wardrobe is the original cast iron fireplace, which is currently boarded over.

Bedroom 2
The rear double bedroom has stripped wooden floors, radiator, UPVC double glazed window to the rear, original cast iron fireplace with tiled hearth and a cupboard houses the central heating boiler and provides storage.

Bedroom 3
The front single bedroom has stripped wooden floors, radiator and UPVC double glazed window to the front.

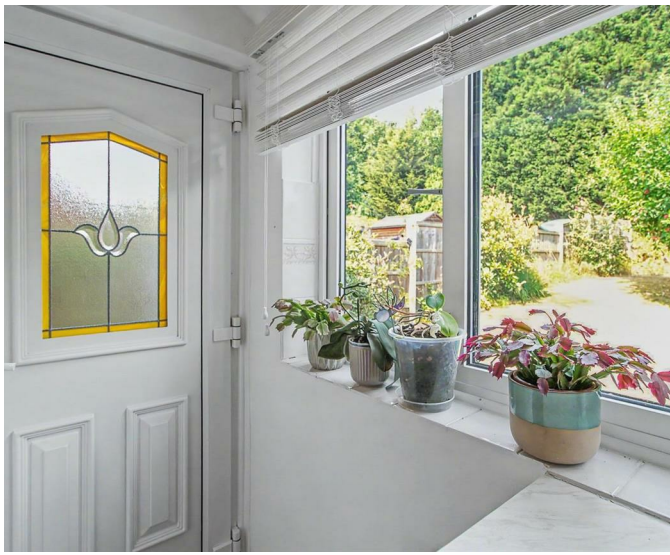
Bathroom
The bathroom has a 4-peice suite which comprises of a bath with tile splashbacks, wash has basin, toilet and a coroner shower cubicle with main shower and glass doors. There is wood effect vinyl flooring, radiator, extractor fan and UPVC double glazed window to the rear.

Outside
The rear garden is fully enclosed with a paved patio area and long lawn, there are mature shrubs/plant including an apple tree and a timber gate leads to the side shared driveway and detached garage. There is also a small lawned front garage.

Material Information
TENURE: Freehold
COUNCIL TAX: Nottingham - Band B
PROPERTY CONSTRUCTION: Solid brick
ANY RIGHTS OF WAY AFFECTING PROPERTY: Shared driveway
CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: No
FLOOD RISK: Low
ASBESTOS PRESENT: Not known
ANY KNOWN EXTERNAL FACTORS:
LOCATION OF BOILER: Bedroom 2
UTILITIES - mains gas, electric, water and sewerage.
MAINS GAS PROVIDER: Octopus
MAINS ELECTRICITY PROVIDER: Octopus
MAINS WATER PROVIDER: Severn Trent
MAINS SEWERAGE PROVIDER: Severn Trent
WATER METER: Yes





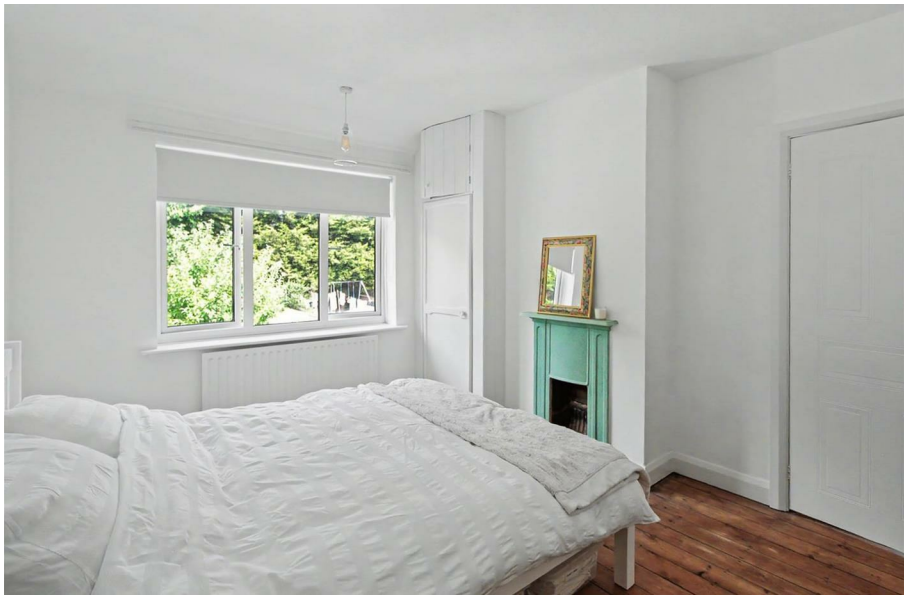






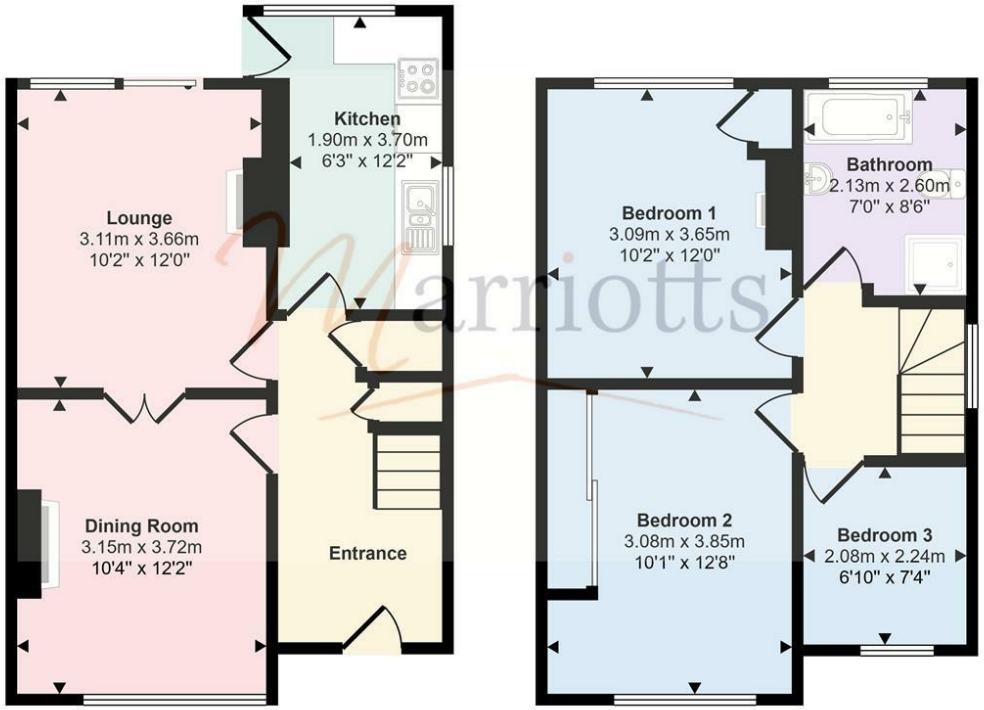
BROADBAND AVAILABILITY: Please visit Ofcom - Broadband and Mobile coverage checker.
MOBILE SIGNAL/COVERAGE: Please visit Ofcom - Broadband and Mobile coverage checker.
ELECTRIC CAR CHARGING POINT: not available.
ACCESS AND SAFETY INFORMATION: Small steps to the front door and rear garden.

OTHER INFORMATION:
**The property is also situated within the Nottingham City boundaries and will therefore be part of the Selective Licensing scheme nottinghamcity.gov.uk, Please note that selective licencing is non-transferable and therefore any new owner would need to apply for a new license and would need to obtain information from the council direct with regards to costs.





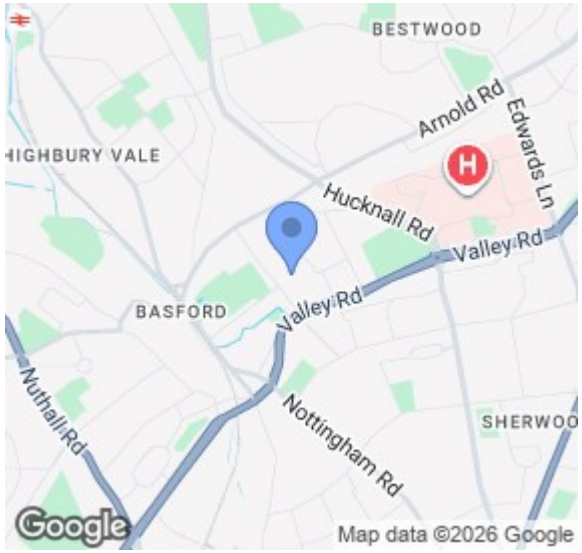
Approx Gross Internal Area
81 sq m / 873 sq ft

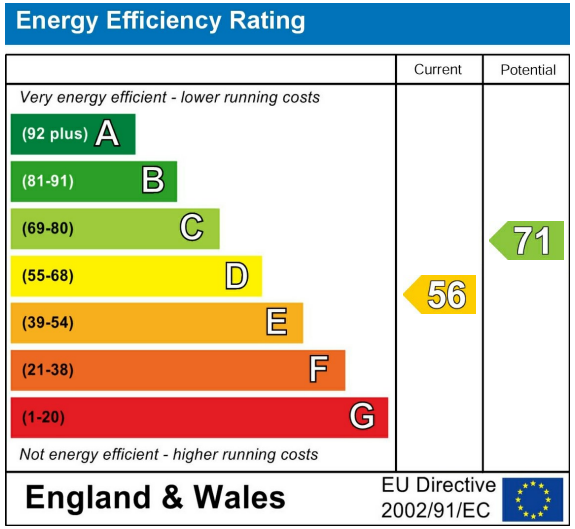


Ground Floor
Approx 42 sq m / 448 sq ft

First Floor
Approx 39 sq m / 425 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.





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.
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3. No responsibility can be accepted for any expense or loss incurred before, during or after a property viewing arranged by Marriotts.
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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).

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