



Manvers Street
Netherfield, Nottingham NG4 2HL

Asking Price £230,000 Freehold

THREE-BEDROOM DETACHED FAMILY
HOME ON A GOOD SIZE PLOT



Robert Ellis Estate Agents are delighted to bring to the market this individual **THREE-BEDROOM DETACHED HOME**, offering spacious and flexible accommodation arranged over three floors and positioned within the popular Netherfield area.

The property provides an excellent opportunity for a range of buyers looking for a detached home with generous living accommodation, a good-sized rear garden and useful outside space. A particular feature is the car port to the side, which provides dry storage and may offer further potential to extend or develop, subject to obtaining the necessary planning permissions and building regulation approvals.

The accommodation is entered through a storm porch with original Minton quarry tiled flooring, leading into a spacious entrance hallway. From here there is access to the front living room, which benefits from a large double-glazed window providing plenty of natural light.

To the rear is the **OPEN-PLAN DINING KITCHEN**, creating a sociable and practical space ideal for everyday family living and entertaining. The kitchen is fitted with a range of wall and base units, integrated oven, five-ring gas hob and space for appliances, while the adjoining dining area provides ample room for a dining table and features French doors opening directly onto the rear garden.

The first-floor landing gives access to **TWO GENEROUS BEDROOMS** and the family bathroom. The bathroom is particularly well appointed with a **FOUR-PIECE SUITE** comprising a bath, separate walk-in shower enclosure with rainfall shower, wash hand basin and WC.

A further staircase rises to the second floor, where there is a useful landing area which could provide space for a study or seating area. This leads into the impressive **THIRD BEDROOM**, a particularly spacious room with two Velux roof lights providing excellent natural light, strip wood flooring and useful eaves storage.

Outside, the property benefits from an enclosed rear garden incorporating a patio area, lawn, raised planters, mature shrubs and trees and an additional paved seating area with pergola. There are also **TWO BRICK-BUILT STORES** providing useful additional storage.

To the side of the property is the **CAR PORT**, providing valuable covered storage and offering potential for alternative use or possible future development, subject to the relevant permissions.

Offering a rare opportunity to purchase an individual detached property with accommodation extending over three floors, generous bedroom space, a good-sized garden and further potential, an internal viewing is highly recommended to fully appreciate everything this distinctive home has to offer.



Storm Porch

Wall light point, original Minton quarry tile flooring, UPVC double glazed entrance door leading through to the entrance hallway.

Entrance Hallway

12'4 x 7'2 approx (3.76m x 2.18m approx)

UPVC double glazed door to the front elevation with double glazed windows either side, staircase leading to the first floor landing, wall mounted radiator, ceiling light point, strip wood flooring, understairs storage housing the wall mounted Worcester Bosch gas central heating combination boiler along with gas meter point, doors leading off to:

Living Room

12'4 x 10'10 approx (3.76m x 3.30m approx)

UPVC double glazed window to the front elevation, coving to the ceiling, ceiling light point, ceiling rose, wall light point, wall mounted radiator.

Open Plan Dining Kitchen

Kitchen Area

7'10 x 7'4 approx (2.39m x 2.24m approx)

A range of wall and base units incorporating laminate work surfaces over, integrated oven with five ring gas hob over and extractor hood above, 1.5 bowl ceramic sink with swan neck mixer tap over, space and plumbing for a washing machine, laminate flooring, wall mounted radiator, two UPVC double glazed windows to the rear elevation, spotlights to the ceiling, open through to the dining area.

Dining Area

12'4 x 11'3 approx (3.76m x 3.43m approx)

Double glazed French doors leading out to the rear garden, coving to the ceiling, ceiling light point, wall mounted radiator, laminate flooring, open through to fitted kitchen.

Rear of Property

To the rear of the property there is an enclosed rear garden with patio to the rear, garden laid to lawn, walled and fenced boundaries, raised planters, pergola, additional paved seating area with mature shrubs and trees planted to the borders, outside lighting, external water tap, access to the car port to the side elevation.

Car Port

Providing dry storage and further potential to extend or develop subject to the relevant planning permission and building regulation approvals.

Brick Built Store

5'02 x 3'04 approx (1.57m x 1.02m approx)

Roof refitted approximately 3 years ago.

Brick Built Store

6'01 x 3'04 approx (1.85m x 1.02m approx)

Roof refitted approximately 3 years ago.

First Floor Landing

Ceiling light point, two wall mounted radiators, UPVC double glazed window to the front elevation, staircase leading to the second floor landing, panelled doors leading off to:

Family Bathroom

8'5 x 7'04 approx (2.57m x 2.24m approx)

Four piece suite comprising walk-in shower enclosure with mains fed rain fall shower over, pedestal wash hand basin, low level flush WC, panelled bath with mixer shower attachment, tiled splashbacks, UPVC double glazed window to the rear elevation, ceiling light point, extractor fan, heated towel rail.

Bedroom

12'1 x 11'04 approx (3.68m x 3.45m approx)

UPVC double glazed window to the rear elevation, ceiling light point, wall mounted radiator, built-in wardrobes.

Bedroom

12'02 x 10'10 approx (3.71m x 3.30m approx)

UPVC double glazed window to the front elevation, ceiling light point, wall mounted radiator.

Second Floor Landing

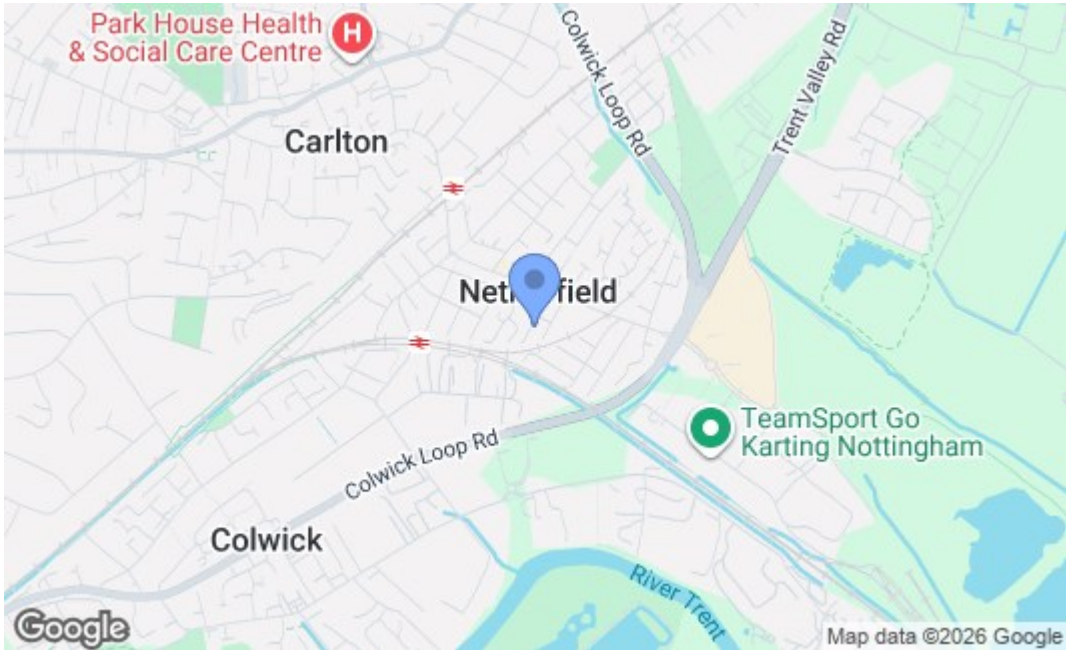
Velux window to the rear elevation, useful study/seating area, ceiling light point, panelled door leading to bedroom.

Bedroom

12'10 x 13'11 approx (3.91m x 4.24m approx)

Two velux roof lights providing ample natural daylight, wall mounted radiator, strip wood flooring, ceiling light points, access to eaves providing further storage.





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		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.