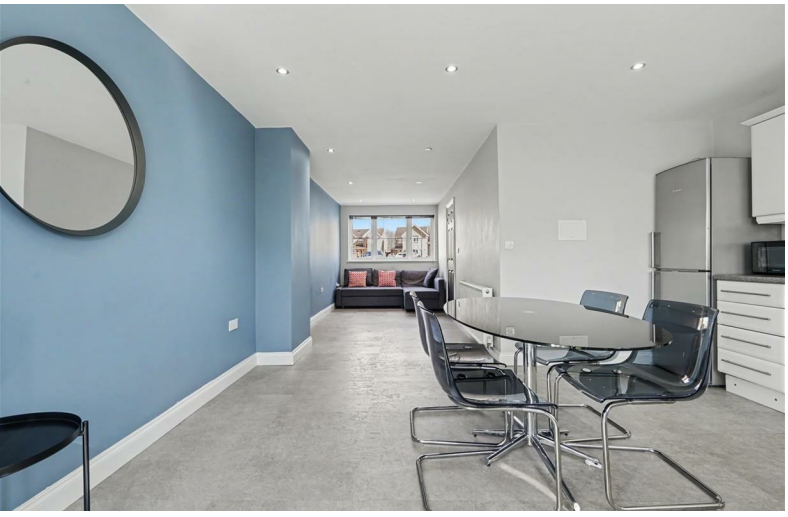
Robert Ellis

look no further. . .







Longfield Avenue
Bilborough, Nottingham NG8 4JP

A FOUR/FIVE BEDROOM SEMI DETACHED HOUSE WITH ACCOMMODATION OVER THREE FLOORS.

£285,000 Freehold

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AN INCREDIBLY SPACIOUS AND VERSATILE FOUR/FIVE BEDROOM SEMI DETACHED HOUSE WITH ACCOMMODATION OVER THREE FLOORS.

This relatively modern property was built in 2008 and since that time, the current owner has re-modelled the property to create a large and flexible property, ideal for families, as well as those looking for space to work from home. With accommodation over three floors, the entrance door leading into a hallway giving access to a large open plan living dining kitchen. There is also a useful shower room/WC off the hallway. Rising to the first floor, the landing provides access to a first floor sitting room which has previously been used as a double bedroom. There is also a further double bedroom on this level along with a family bathroom. The second floor landing provides access to three further bedrooms which are double and one having an en-suite shower room.

The property has the benefit of off-street parking to the front and enclosed rear gardens with patio and lawn.

Situated in this now established residential development, adjacent to Bilborough College and offering great commutability just off the A6002 Bilborough Road, known as the Nottingham Outer Loop Ring Road and linking Junction 26 with the M1 Motorway and other road networks linking to Nottingham city centre, ideal for Nottingham University and the Queen's medical centre.

Centrally heated and double glazed with a high energy rating of 79 (C), this well presented property is available immediately with NO UPWARD CHAIN.

Viewing is highly recommended.





ENTRANCE HALL
Double glazed front entrance door, radiator, stairs to the first floor, doors to living dining kitchen and shower room/WC.

SHOWER ROOM/WC
A three piece suite comprising wash hand basin, low flush WC and shower cubicle, radiator.

OPEN PLAN LIVING DINING KITCHEN
29'8" reducing to 12'5" x 8'0" increasing to 14'10 (9.05 reducing to 3.81 x 2.44 increasing to 4.54)
The kitchen area comprises a range of wall and base units with work surfacing and inset single bowl sink unit with single drainer. Built-in electric oven, gas hob and extractor hood over. Plumbing and space for washing machine and dishwasher, cupboard housing gas boiler (for central heating and serving the pressurised hot water system). Two radiators, double glazed window to the front and double glazed window and patio door to rear garden.

FIRST FLOOR LANDING
Built-in airing cupboard housing pressurised hot water system, double glazed window, radiator, stairs to second floor.

SITTING ROOM/BEDROOM
14'10" x 13'4" (4.53 x 4.08)
Radiator, double glazed window, double glazed French doors with Juliet style balcony to the rear.

BEDROOM
10'2" x 8'1" (3.12 x 2.47)
Radiator, double glazed window to the front.

BATHROOM
A three piece suite comprising wash hand basin, low flush WC and bath with mixer shower attachment over, radiator.

SECOND FLOOR LANDING

PRINCIPAL BEDROOM
16'0" x 11'5" (4.9 x 3.49)
Radiator, double glazed window to the front.

EN-SUITE
Three piece suite comprising wash hand basin, low flush WC and shower cubicle, radiator, double glazed window.

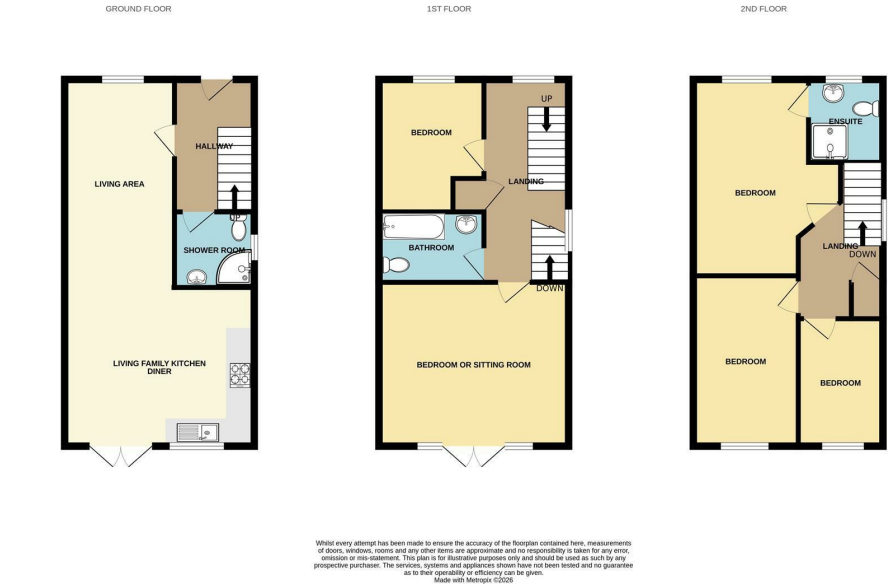
BEDROOM
13'4" x 8'3" (4.07 x 2.52)
Radiator, double glazed window to the rear.

BEDROOM
10'0" x 6'3" (3.06 x 1.92)
Radiator, double glazed window to the rear.

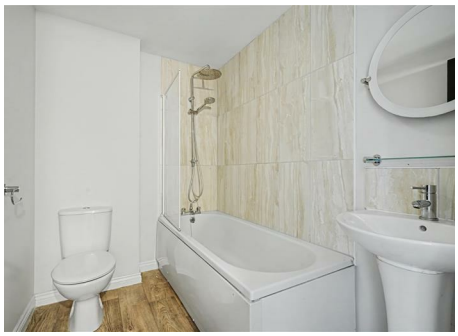
OUTSIDE
To the front is an open plan garden laid to lawn with small shrub bed. A driveway provides off-street parking. There is gated access to the side of the house leading to the rear garden which is fenced and enclosed with patio and lawn.





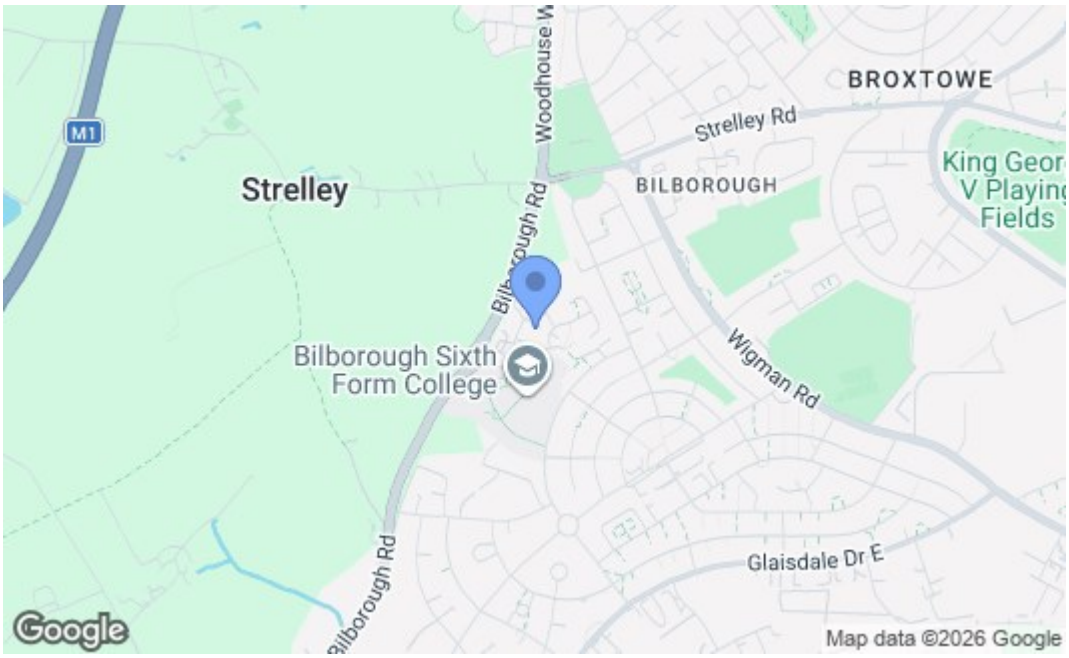


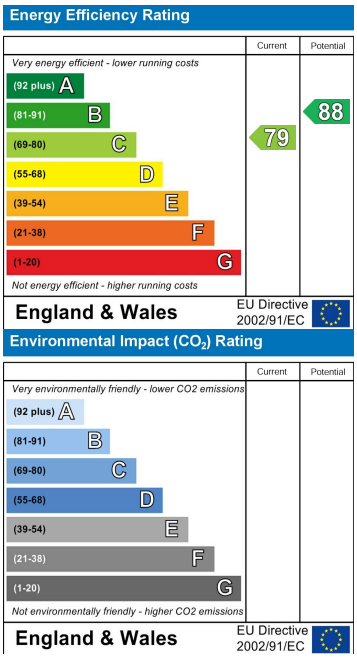
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.

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