



Frinton Road  
Broxtowe, Nottingham NG8 6GR

THREE BEDROOM SEMI-DETACHED HOME

**£180,000 Freehold**





Situated on the popular Frinton Road in Broxtowe, this well-presented three bedroom semi-detached home offers comfortable family living with gated off-street parking and a generous rear garden.

The property is accessed via secure metal gates, providing off-street parking and access to both the front and rear gardens. The main entrance is located to the side of the property and opens into a small entrance hall with access to the staircase and the main living area.

The welcoming lounge benefits from solid wood flooring, a gas fireplace and large windows that fill the room with natural light, creating a warm and cosy atmosphere. To the rear of the lounge is access into the open-plan kitchen diner, which features fitted storage units, a range of white goods and ample space for dining. A rear door leads through to the conservatory.

Currently used for storage, the conservatory offers excellent potential as a bright sun room, enjoying views over the garden and providing a seamless connection to the outdoors.

The rear garden is mainly laid to lawn with established flower beds to the borders, fully enclosed by fencing and complemented by a wooden garden shed — ideal for families, gardening enthusiasts or outdoor entertaining.

To the first floor, the property offers two double bedrooms, a single bedroom and a three-piece family bathroom. Additional benefits include useful loft storage.

#### Location & Amenities

Frinton Road is well positioned within the NG8 area of Broxtowe, offering excellent access to a range of local amenities. Nearby shopping facilities, supermarkets and everyday conveniences are all within easy reach, while regular bus routes provide straightforward access into Nottingham city centre and surrounding areas.

The location is well served by reputable local schools, making it an appealing choice for families. For outdoor space and recreation, several parks and green areas are close by, offering pleasant walking routes, play areas and open spaces to enjoy.

With good transport links, local amenities on hand and a strong community feel, this property represents a fantastic opportunity for a wide range of buyers.





### Entrance Hallway

Entrance door to the side elevation leading into the entrance hallway comprising wall mounted radiator, staircase leading to the first floor landing, doors leading off to:

### Lounge

14'10" x 11'11" approx (4.541 x 3.646 approx)

Wooden flooring, coving to the ceiling, UPVC double glazed window to the front elevation, wall mounted radiator, fireplace.

### Kitchen Diner

8'9" x 18'1" approx (2.669 x 5.527 approx)

Laminate flooring, ample space for a dining table, wall mounted radiator, a range of wall and base units with worksurfaces over incorporating a sink and drainer unit, oven with four ring gas hob over and extractor hood above, space and point for a fridge freezer, tiled splashbacks, understairs storage housing the combination boiler, door leading through to the conservatory.

### Conservatory

10'4" x 5'7" approx (3.175 x 1.726 approx)

UPVC double glazed windows surrounding, UPVC double glazed door leading to the garden.

### First Floor Landing

Carpeted flooring, access to the loft, doors leading off to:

### Bathroom

6'9" x 6'8" approx (2.058 x 2.044 approx)

Laminate flooring, tiling to the walls, WC, panelled bath with electric shower over, wash hand basin with storage below, heated towel rail.

### Bedroom One

11'2" x 9'8" approx (3.414 x 2.954 approx)

Laminate flooring, wall mounted radiator, UPVC double glazed window to the front elevation.

### Bedroom Three

8'11" x 8'2" approx (2.740 x 2.503 approx)

Carpeted flooring, wall mounted radiator, UPVC double glazed window to the front elevation.

### Bedroom Two

11'6" x 9'1" approx (3.517 x 2.771 approx)

Laminate flooring, wall mounted radiator, UPVC double glazed window to the rear elevation, picture rail, built-in storage.

### Outside

#### Front of Property

To the front of the property there is a driveway providing off the road parking, gated front garden with walls to the boundaries, side access to the rear of the property.

#### Rear of Property

To the rear of the property there is an enclosed rear garden with patio area and lawned area, shed.

#### Agents Notes: Additional Information

Council Tax Band: A

Local Authority: Nottingham

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 1mbps Ultrafast 1800mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

Flood Defences: No

Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> 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.