



Roman Drive  
, Nottingham NG6 0NX

THREE BEDROOM DETACHED FAMILY  
HOME WITH DRIVEWAY IN A POPULAR  
RESIDENTIAL LOCATION.

**Offers In The Region Of £240,000 Freehold**





Robert Ellis Estate Agents are delighted to bring to the market this three bedroom detached family home, situated in a popular residential location within easy reach of Nottingham City Hospital, local amenities, well-regarded schools and excellent transport links into Nottingham City Centre. Offering spacious accommodation throughout, off-road parking and an enclosed rear garden, this property is perfectly suited to first-time buyers, young families and those looking to upsize.

The accommodation begins with an entrance hallway leading into a generous lounge positioned to the front of the property, creating a bright and welcoming living space, complete with an attractive fireplace. To the rear, the fitted kitchen offers a range of matching wall and base units, integrated fridge, freezer and washing machine, integrated cooking appliances and ample worktop space. The kitchen opens through to a sunroom, providing a versatile additional reception area ideal for dining, relaxing or entertaining, with access out to the rear garden.

To the first floor, the landing provides access to three well-proportioned bedrooms, comprising two comfortable doubles and a generous single bedroom, making the property ideal for growing families or those requiring a home office. Completing the accommodation is a shower room fitted with a contemporary suite including a vanity wash hand basin, WC and walk-in shower enclosure.

Externally, the property benefits from a driveway to the front providing off-road parking. To the rear is an enclosed, low maintenance garden with a paved patio seating area, ideal for outdoor entertaining and enjoying the warmer months, all enclosed by fencing for privacy.

Situated in a convenient and well-connected location close to shops, schools, parks, Nottingham City Hospital and excellent transport links, this is a fantastic opportunity to purchase a spacious family home ready to move into.



### Entrance Hallway

UPVC entrance door, wall mounted radiator, carpeted flooring, staircase leading to the first floor landing, door leading through to the lounge.

### Lounge

15'13 x 12'28 approx (4.57m x 3.66m approx)

Laminate flooring, UPVC double glazed window to the front elevation, wall mounted radiator, electric fire with tiled hearth and wooden surround.

### Kitchen

9'35 x 15'20 approx (2.74m x 4.57m approx)

A range of wall and base units with worksurfaces over incorporating a sink and drainer unit with mixer tap, integrated fridge, integrated freezer, integrated washing machine, cooker with extractor hood above, tiled splashbacks, two wooden windows, vinyl flooring, wall mounted radiator, recessed spotlights to the ceiling, door leading through to the conservatory.

### First Floor Landing

Carpeted flooring, UPVC double glazed window to the side, access to the loft, storage cupboard housing the gas combination boiler, doors leading off to:

### Bedroom One

10'81 x 8'36 approx (3.05m x 2.44m approx)

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

### Bedroom Two

8'44 x 10'98 approx (2.44m x 3.05m approx)

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

### Bedroom Three

7'99 x 6'12 approx (2.13m x 1.83m approx)

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

### Bathroom

UPVC double glazed window to the rear elevation, heated towel rail, tiled flooring, tiled splashbacks, WC, vanity wash hand basin with mixer tap, storage cupboards, shower enclosure with mains fed shower over.

### Outside

#### Front of Property

To the front of the property there is a driveway providing off the road parking.

#### Rear of Property

To the rear of the property there is an enclosed rear garden with paved patio and fencing to the boundaries.

#### Agents Notes: Additional Information

Council Tax Band: C

Local Authority: Nottingham

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 20mbps Ultrafast 1000mbps

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

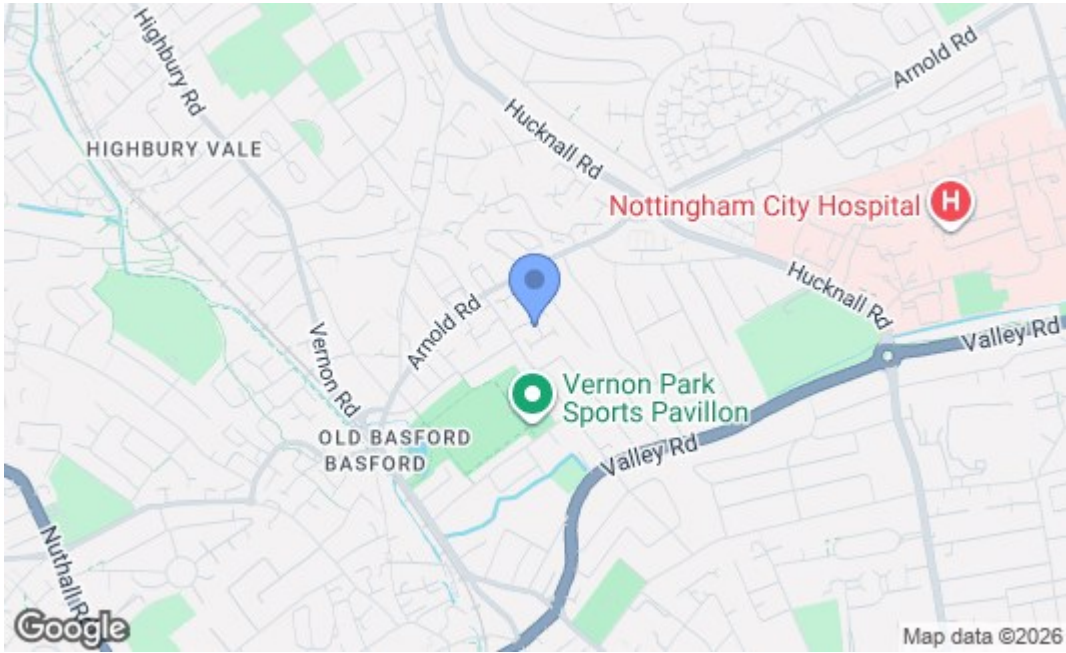
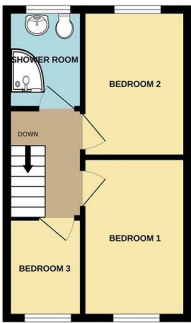
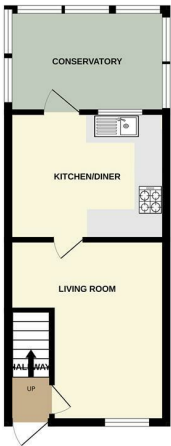






GROUND FLOOR

1ST FLOOR



| Energy Efficiency Rating                                        |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) A                                                     |         | 85        |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       | 68      |           |
| (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 <sub>2</sub> ) Rating                  |         |           |
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.