

Grace Drive,  
Aspley, Nottingham  
NG8 5AG

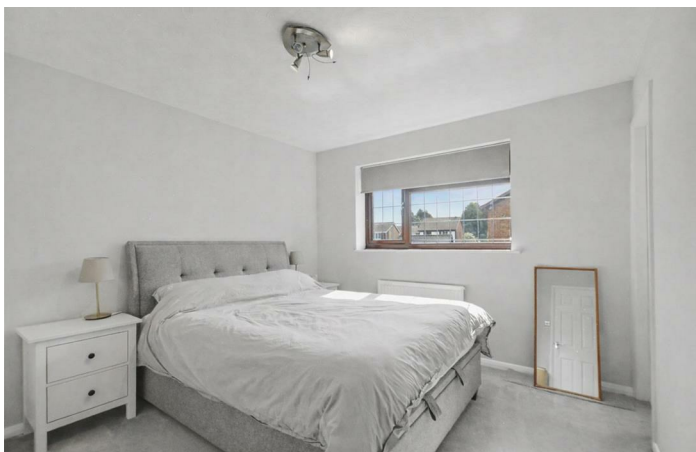
**£425,000 Freehold**



Located on Grace Drive is this impressive detached house offering a perfect blend of space and comfort for families or those seeking a generous living environment. Boasting five well-proportioned bedrooms, this property provides ample room for relaxation and personal space. The single reception room is inviting and serves as a wonderful area for entertaining guests or enjoying quiet evenings with family.

The house features a practical bathroom, ensuring convenience for all residents. One of the standout features of this property is the parking space and garage, a valuable asset in today's busy world. Additionally, the absence of a chain means that the process of moving in can be swift and straightforward, allowing you to settle into your new home without unnecessary delays.

Grace Drive is a charming location that offers a sense of community while being conveniently close to local amenities, schools, and transport links. This property is an excellent opportunity for those looking to establish themselves in a vibrant area of Nottingham. With its spacious layout and practical features, this detached house is ready to become a cherished home for its new owners. Do not miss the chance to view this delightful property.



### Entrance Porch

A composite entrance door, UPVC double glazed window to the front, and composite door to the entrance hall.

### Entrance Hall

( )

With stairs to the first floor, radiator and doors to the WC, kitchen diner and lounge.

### Lounge

21'7" x 10'4" (6.6m x 3.15m )

Laminate flooring, two radiators, feature fire place, UPVC double glazed window to the front, UPVC double glazed French doors to the rear patio, and a door to the kitchen diner.

### Kitchen Diner

18'6" x 14'3" (5.65m x 4.36m )

With laminate flooring, a range of wall, base and drawer units, work surfaces. one and half bowl sink and drainer unit with mixer tap, integrated electric oven with gas hob and extractor fan over, integrated dishwasher, washing machine, fridge freezer, spotlights, two UPVC double glazed windows to the rear, two radiators, large under stairs storage cupboard, UPVC double glazed door to the side and door to the integral garage.

### Garage

10'0" x 7'10" (3.06m x 2.4m )

Electric up and over garage door to the front, small utility area with space for a tumble dryer, light and power.

### First Floor Landing

With loft hatch, and doors to the bathroom and five bedrooms.

### Bedroom One

12'0" x 10'5" (3.68m x 3.2m )

A carpeted double bedroom with UPVC double glazed window to the front, radiator and door to the en-suite.

### En-Suite

9'10" x 4'11" (3m x 1.5m )

Incorporating a three-piece suite comprising: shower, wash-hand basin inset to vanity unit, WC, tiled flooring

and walls, heated towel rail, spotlights, and UPVC double glazed window to the front.

### Bedroom Two

11'10" x 8'2" (3.62m x 2.51m )

A carpeted double bedroom with UPVC double glazed window to the front and radiator.

### Bedroom Three

10'5" x 9'3" (3.18m x 2.82m )

A carpeted bedroom with UPVC double glazed window and radiator.

### Bedroom Four

9'3" reducing to 6'2" x 8'3" reducing to 5'6" (2.82m reducing to 1.88m x 2.53m reducing to 1.7m )

A carpeted bedroom with UPVC double glazed window to the rear and radiator.

### Bedroom Five

9'10" x 6'2" (3m x 1.9m )

A carpeted bedroom with UPVC double glazed window to the rear and radiator.

### Bathroom

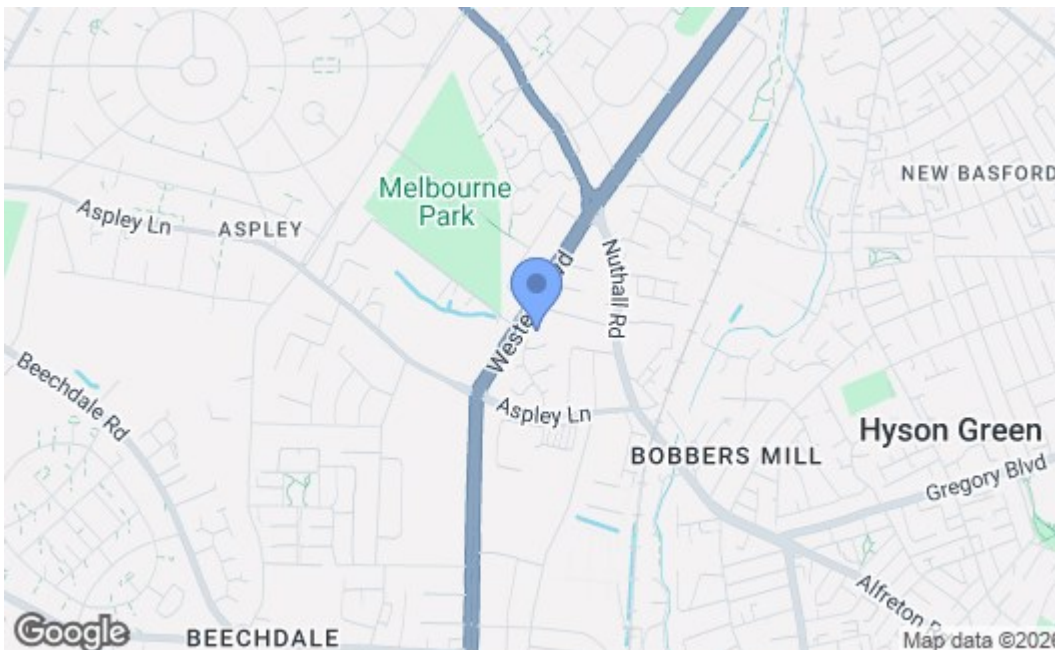
6'7" x 6'4" (2.02m x 1.95m )

Incorporating a three-piece suite comprising panelled bath with mains control shower over, pedestal wash-hand basin, WC, tiled flooring and walls, heated towel rail, electric shaver point, spotlights, and extractor fan.

### Outside

To the front of the property you will find a lawned and concrete drive way with gated side access leading to the rear garden which includes a paved patio overlooking the lawn beyond, a range of mature trees and shrubs, stocked beds and borders and fence boundaries.





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			
		71	83
<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) 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			
<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.