Robert Ellis

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Porchester Road
Nottingham NG3 6LG

SUBSTANTIAL SEVEN BEDROOM SEMI-DETACHED FAMILY HOME

Asking Price £500,000 - £550,000



GUIDE PRICE £500,000 - £550,000

A SUBSTANTIAL SEVEN BEDROOM SEMI-DETACHED PROPERTY OFFERING A WEALTH OF SPACE OVER THREE FLOORS, PERFECT FOR A LARGE OR GROWING FAMILY.

Robert Ellis are pleased to bring to the market this spacious and versatile seven bedroom semi-detached home, positioned on the popular Porchester Road in Nottingham. The property offers a generous level of accommodation throughout and would suit a variety of buyers, including larger families, multi-generational households or those looking for a home with flexible living space.

The ground floor comprises an entrance hallway, a bay-fronted living room, further family room, spacious kitchen/diner with island, second fitted kitchen, pantry, conservatory and bathroom/shower room facilities.

To the first floor there are five well-proportioned bedrooms, including a main bedroom with private shower room, along with further bathroom facilities. The second floor provides two additional bedrooms, making the property ideal for those needing extra bedroom space, home offices or hobby rooms.

Externally, the property benefits from driveway parking to the front and a good-sized enclosed garden to the rear, mainly laid to lawn with outbuilding and fenced/brick boundaries.

The property is ideally placed for access to a wide range of local shops, amenities, schools and transport links, with Nottingham city centre within easy reach.

AN INTERNAL VIEWING IS HIGHLY RECOMMENDED TO APPRECIATE THE SIZE AND FLEXIBILITY OF THE ACCOMMODATION ON OFFER.





Entrance Porch
3'9 x 5'10 approx (1.14m x 1.78m approx)
UPVC double glazed French doors to the front elevation, coving to the ceiling, tiling to the floor, wall mounted radiator, internal glazed door leading through to the inner entrance hallway.

Inner Entrance Hallway
22'8 x 5'10 approx (6.91m x 1.78m approx)
Glazed wooden door to the front elevation, staircase leading to the first floor landing, wall mounted radiator, tiling to the floor, ceiling light point, chandelier, doors leading off to:

Living Room
13'10 x 15'07 approx (4.22m x 4.75m approx)
UPVC double glazed sectional bay window to the front elevation, ceiling light point, coving to the ceiling, wall light point, laminate floor covering, wall mounted feature SMEG gas fireplace, built-in storage cupboards to chimney recess.

Second Reception Room
13'11 x 12'10 approx (4.24m x 3.91m approx)
Sliding double glazed doors leading through to the dining kitchen, ceiling light point with fan, feature fireplace incorporating stone surround and hearth with living flame gas fire, laminate floor covering, wall mounted radiator.

Dining Kitchen
17'08 x 22'8 approx (5.38m x 6.91m approx)
This spacious extended dining kitchen benefits from having matching contemporary wall and base units incorporating quartz worksurface over, UPVC double glazed window to the rear elevation, double stainless steel sink with swan neck mixer tap over, space and point for a freestanding Range cooker with stainless steel extractor hood over, integrated dishwasher, ample storage cabinets, central island dining unit, space and point for a freestanding American style fridge freezer, integrated microwave, tiling to the floor, wall mounted radiator, understairs storage cupboard providing useful additional storage space, panelled door leading through to the utility room/second kitchen, French doors leading through to the conservatory.

Conservatory
7'10 x 17'04 approx (2.39m x 5.28m approx)
UPVC double glazed French doors to the rear elevation, UPVC double glazed windows to the side elevation, wall mounted double radiator, wall light point, ample space for a dining table, internal door leading through to the integral garage.

Integral Garage
26'3 x 14'02 approx (8.00m x 4.32m approx)
Roller shutter door to the front elevation, light and power, wall units providing further storage space.

Second Kitchen/Utility
10'3 x 16'03 approx (3.12m x 4.95m approx)
With a range of matching wall and base units incorporating laminate worksurfaces over, UPVC double glazed window to the side elevation, door leading to the enclosed garden, integrated oven with four ring gas hob over and extractor hood above, integrated double oven, integrated microwave, warming drawer, pantry providing useful additional storage space, tiling to the floor, splashbacks, ceiling light point, panelled door leading to the ground floor wetroom.

Ground Floor Wetroom
6'08 x 7'4 approx (2.03m x 2.24m approx)
Low level flush WC, semi-recessed vanity wash hand basin with storage cupboard below, shower enclosure with wet room shower floor incorporating an electric Mira shower above, UPVC double glazed window to the rear elevation, ceiling light point, tiling to the walls.

First Floor Landing
UPVC double glazed window to the front elevation, ceiling light point, coving to the ceiling, staircase leading to the second floor landing, panelled doors leading off to:

Bedroom One
12'9 x 15'07 approx (3.89m x 4.75m approx)
UPVC double glazed bay window to the front elevation, wall mounted radiator, vinyl flooring, ceiling light point, coving to the ceiling, fitted storage,

Shower Room
3'1 x 3'10 approx (0.94m x 1.17m approx)
Wall hung wash hand basin, wall mounted electric shower, extractor fan, tiled splashbacks.

Family Bathroom
10'11 x 5'11 approx (3.33m x 1.80m approx)
UPVC double glazed window to the rear elevation, three piece suite comprising panelled bath, wall hung vanity wash hand basin, low level flush WC, recessed spotlights to the ceiling.

Bedroom Two
8'11 x 13'10 approx (2.72m x 4.22m approx)
UPVC double glazed window to the rear elevation, vinyl flooring, wall mounted radiator, picture rail, fitted storage, coving to the ceiling.

Bedroom Three
12'0 x 8'11 approx (3.66m x 2.72m approx)
UPVC double glazed window to the rear elevation, vinyl flooring, fitted storage, wall mounted radiator.

Bedroom Four
13'2 x 12'9 approx (4.01m x 3.89m approx)
UPVC double glazed window to the front elevation, vinyl flooring, fitted storage, wall mounted radiator.

Bedroom Five
7'8 x 9'10 approx (2.34m x 3.00m approx)
UPVC double glazed window to the side elevation, airing cupboard housing the hot water cylinder, ceiling light point, loft access hatch, vinyl flooring.

Shower Room
7'0 x 5'6 approx (2.13m x 1.68m approx)
Low level flush WC, vanity wash hand basin, shower enclosure with an electric shower over, chrome heated towel rail, vinyl flooring, UPVC double glazed window to the side elevation.

Second Floor Landing
Carpeted flooring, access to the boarded loft with lighting, wall mounted radiator, UPVC double glazed window to the front elevation.

Bedroom Six
13'2 x 12'9 approx (4.01m x 3.89m approx)
UPVC double glazed windows to the side and rear elevations, wall mounted radiator, carpeted flooring.

Bedroom Seven
10'1 x 13'2 approx (3.07m x 4.01m approx)
UPVC double glazed window to the side elevation, wall mounted radiator, carpeted flooring.

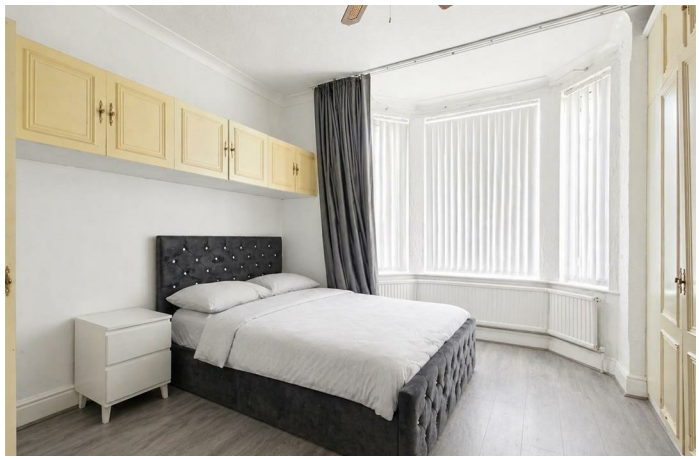
Outside

Front of Property
To the front of the property there is a driveway providing off the road parking, access to the garage, gated front garden leading to the front entrance door.

Rear of Property
To the rear of the property there is an enclosed rear garden being laid mainly to lawn with walls and fencing to the boundaries.

Agents Notes: Additional Information
Council Tax Band: E
Local Authority: Gedling
Electricity: Mains supply
Water: Mains supply
Heating: Mains gas
Septic Tank : No
Broadband: BT, Sky, Virgin
Broadband Speed: Standard 6mbps 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



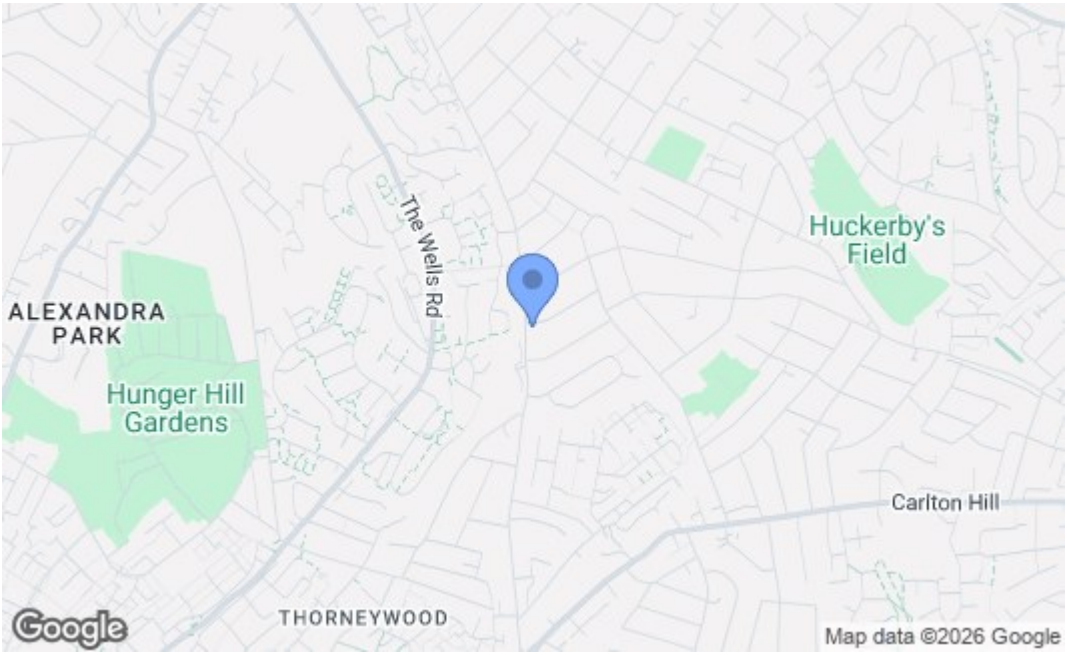


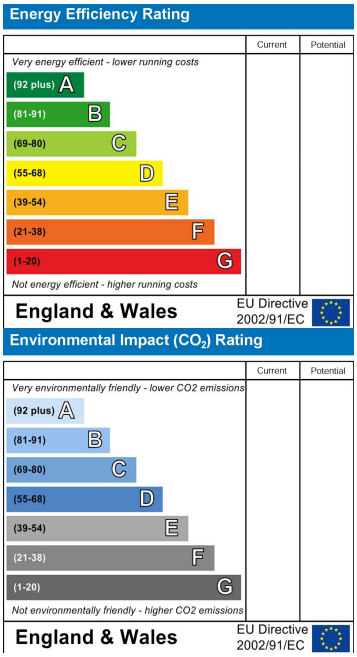












These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

78 Front Street, Arnold, Nottinghamshire, NG5 7EJ
arnold@robertellis.co.uk
0115 648 5485