Robert Ellis

look no further...

Chediston Vale
Nottingham NG5 5QA

THREE BEDROOM END OF TERRACE
FAMILY HOME

Offers Over £200,000 Freehold

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** NO CHAIN **
ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET this well-presented three-bedroom home situated in a popular residential location within easy reach of local amenities, schools and transport links.

The property offers spacious and modern accommodation throughout, making it an ideal purchase for first-time buyers, families or investors alike.

In brief, the accommodation comprises an entrance hallway leading into a generous dual-aspect lounge diner, providing ample space for both living and dining. Sliding doors open into a bright conservatory overlooking the rear garden, creating an additional reception space perfect for relaxing or entertaining.

The kitchen which was designed and fitted by Wren Kitchens benefits from having a modern range of wall and base units with quartz work surfaces, integrated appliances including an oven and microwave, induction hob, and space for an American-style fridge freezer, along with useful understairs pantry storage.

To the first floor, there are three well-proportioned bedrooms and a contemporary family bathroom fitted with a three-piece suite and rainfall shower over the bath. A further attic room is accessed from the landing, offering versatile space ideal for storage, a home office or occasional room.

Externally, the property benefits from a driveway providing off-road parking to the front, while to the rear there is an enclosed garden mainly laid to lawn.

An early viewing comes highly recommended to fully appreciate the space and standard of accommodation on offer.

Entrance Hallway
6'03 x 3'08 approx (1.91m x 1.12m approx)
UPVC double glazed entrance door to the front elevation leading into the entrance hallway comprising carpeted flooring, wall mounted radiator, carpeted staircase leading to the first floor landing, storage cupboard, door leading through to the lounge.

Lounge Diner
23'1 x 10'3 approx (7.04m x 3.12m approx)
This dual aspect spacious lounge diner benefits from having UPVC double glazed window to the front elevation, UPVC double glazed sliding doors leading through to the conservatory, laminate floor covering, recessed spotlights to the ceiling, ample space for living and dining space, wall mounted radiators, door leading through to the kitchen.

Conservatory
6'4 x 13'10 approx (1.93m x 4.22m approx)
UPVC double glazed windows surrounding, UPVC double glazed French doors leading out to the rear garden, wall mounted radiator.

Kitchen
7'6 x 16'05 approx (2.29m x 5.00m approx)
A range of matching wall and base units incorporating quartz worksurfaces over, undercounter sink with swan neck mixer tap over, integrated eye level oven and microwave, induction hob with extractor hood over, space and point for an American style fridge freezer, space and plumbing for an automatic washing machine, tiled splashbacks, two UPVC double glazed windows to the side elevation, UPVC double glazed door to the rear elevation, recessed spotlights to the ceiling, understairs pantry providing useful additional storage space with worksurface over a space and point for a freestanding tumble dryer.

First Floor Landing
Cupboard leading to the attic room, doors leading off to:

Family Bathroom
7'2 x 7'07 approx (2.18m x 2.31m approx)
UPVC double glazed picture window to the rear elevation, three piece suite comprising panelled bath with mains fed rainwater shower over, semi-recessed vanity wash hand basin with storage cupboard below, WC, low level flush WC, chrome heated towel rail, tiled splashbacks, tiling to the floor, recessed spotlights to the ceiling, illuminated mirror.

Bedroom One
11'09 x 10'01 approx (3.58m x 3.07m approx)
UPVC double glazed picture window to the front elevation, wall mounted radiator, recessed spotlights to the ceiling, laminate floor covering, built-in storage cupboard providing useful additional storage space.

Bedroom Two
11'04 x 11'06 approx (3.45m x 3.51m approx)
UPVC double glazed window to the rear elevation, wall mounted radiator, recessed spotlights to the ceiling, laminate floor covering.

Bedroom Three
11'09 x 5'08 approx (3.58m x 1.73m approx)
UPVC double glazed window to the front elevation, wall mounted radiator, recessed spotlights to the ceiling, built-in storage cupboard providing useful additional storage space.

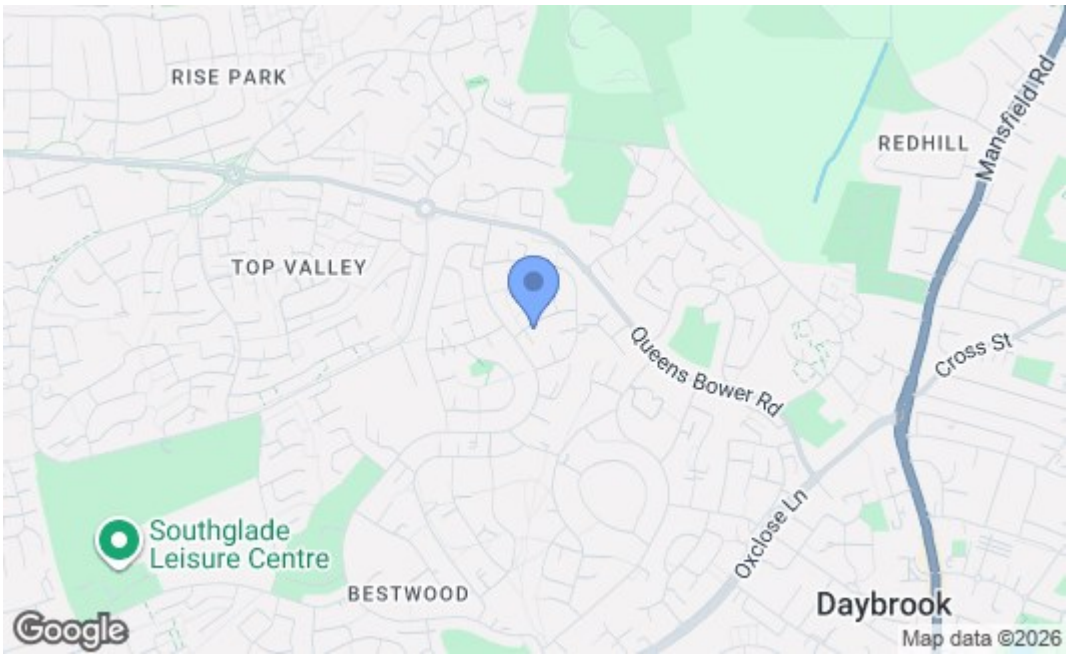
Attic Room
12'05 x 8'11 approx (3.78m x 2.72m approx)
UPVC leaded window to the side elevation, ceiling light point, wall mounted radiator, storage cupboard providing access into the eaves providing further storage.

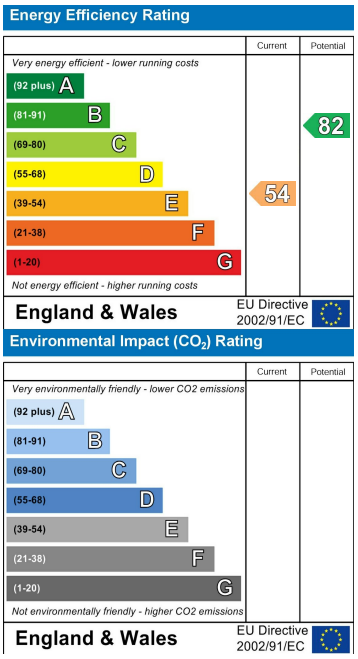
Lean To

Front of Property
To the front of the property there is a driveway providing off the road vehicle hardstanding, modern secure fencing with concrete posts, shared steps giving access to the pathway 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 fencing to the boundaries.

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 4mbps 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.

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