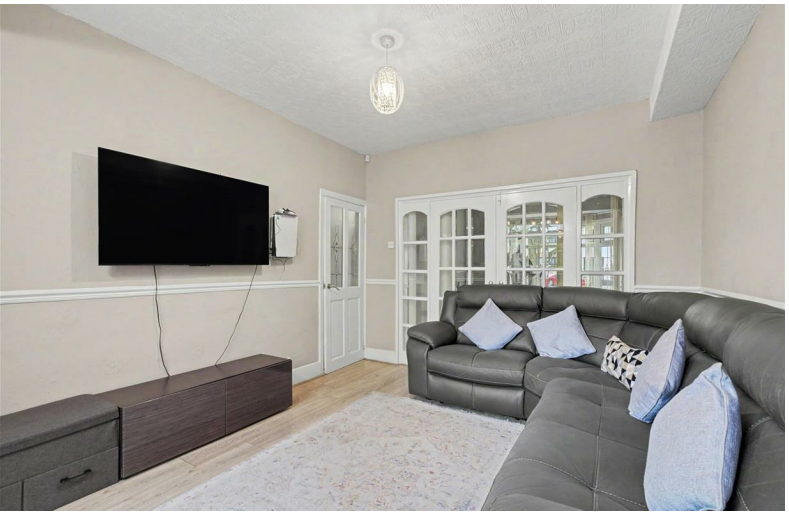
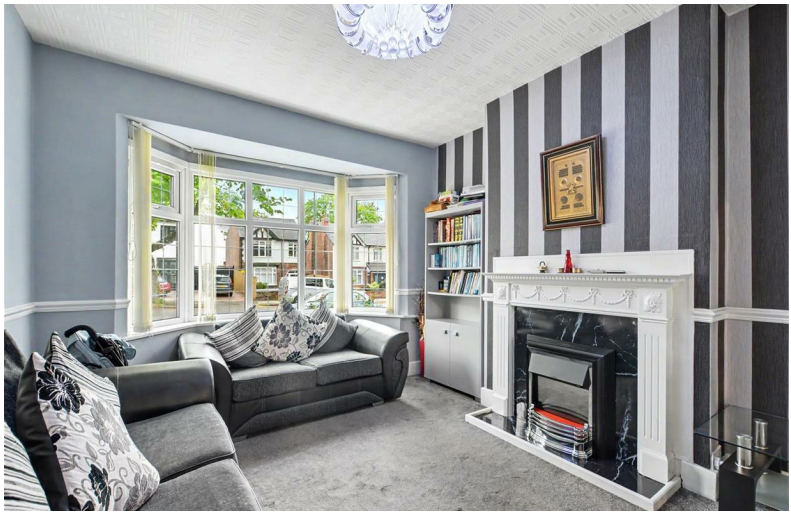
Robert Ellis

look no further...





Perry Road
Nottingham NG5 1GL

EXTENDED THREE BEDROOM SEMI
DETACHED FAMILY HOME

Guide Price £290,000 Freehold

** GUIDE PRICE £290,000 - £300,000 **

A WELL PRESENTED AND EXTENDED THREE BEDROOM SEMI DETACHED FAMILY HOME SITUATED IN A POPULAR AND CONVENIENT LOCATION.

Robert Ellis are delighted to bring to the market this spacious and well maintained three bedroom semi detached home situated on Perry Road, Nottingham.

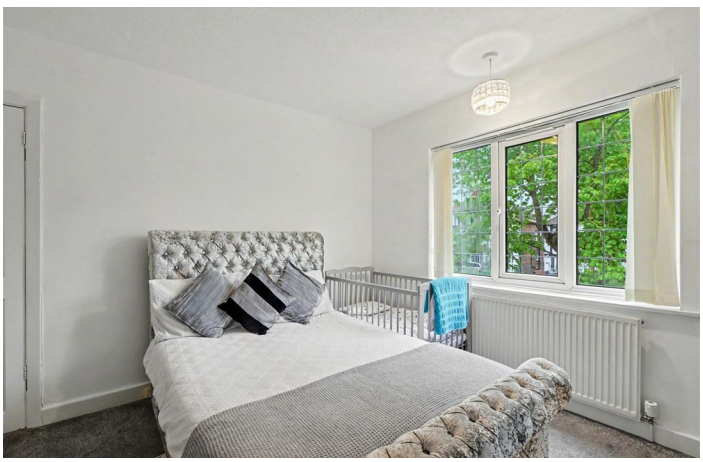
The property would make an ideal purchase for a wide range of buyers including families and those looking for a home ready to move straight into whilst being ideally positioned for excellent access to Nottingham City Hospital, Sherwood High Street, local schools, transport links and Nottingham City Centre.

In brief the accommodation comprises an entrance hallway with staircase to the first floor, spacious bay fronted living room with feature fireplace, extended living dining room overlooking the rear garden and fitted kitchen with a range of wall and base units, integrated oven and five ring gas hob.

To the first floor there are three bedrooms and a modern refitted shower room comprising a walk-in shower enclosure with rainfall shower, vanity wash hand basin and low level flush WC.

Outside, the property stands back from the road with a large block paved driveway providing ample off road parking and secure gated access to the side. To the rear there is a generous enclosed garden incorporating patio seating areas, lawned garden, allotment area, detached garage and outdoor WC.

An early internal viewing comes highly recommended in order to appreciate the accommodation, location and outside space on offer.



Entrance Hallway
15'6 x 7'10 approx (4.72m x 2.39m approx)
Modern UPVC double glazed leaded entrance door to the front elevation with fixed double glazed panels either side, staircase leading to the first floor landing, understairs storage cupboard, ceiling light point, laminate flooring, internal glazed doors leading through too:

Extended Living Dining Room
11' x 16'5 approx (3.35m x 5.00m approx)
UPVC double glazed picture window to the rear elevation overlooking the rear garden, wall mounted double radiator, ceiling light point, dado rail, laminate floor covering, internal glazed doors leading through to the front reception room.

Fitted Kitchen
7'4 x 9'03 approx (2.24m x 2.82m approx)
A range of matching wall and base units incorporating laminate worksurfaces over, five ring stainless steel gas hob with extractor hood above, integrated oven, stainless steel sink with mixer tap over, wall mounted double radiator, tiled splashbacks, tiling to the floor, space and plumbing for an automatic washing machine, UPVC double glazed window to the rear elevation, UPVC double glazed door leading out to the enclosed landscaped rear garden, pantry providing useful additional storage space with built in shelving, wall mounted electrical consumer unit, electric meter point, wall mounted Valiant gas central heating combination boiler providing hot water and central heating to the property.

Living Room
11'01 x 14' approx (3.38m x 4.27m approx)
UPVC double glazed leaded bay window to the front elevation, ceiling light point, feature fireplace incorporating Adams style surround with marble style hearth and back panel with electric fire, dado rail, internal glazed doors leading through to the extended second reception room.

First Floor Landing
UPVC double glazed window to the side elevation, ceiling light point, loft access hatch, panelled doors leading off to:

Bedroom Three
8'8 x 7'08 approx (2.64m x 2.34m approx)
UPVC double glazed windows to the front and side elevations, wall mounted radiator, ceiling light point.

Bedroom One
12' x 10'11 approx (3.66m x 3.33m approx)
UPVC double glazed leaded window to the front elevation, ceiling light point, wall mounted radiator.

Bedroom Two
11'11 x 10'11 approx (3.63m x 3.33m approx)
UPVC double glazed picture window to the rear elevation over looking the garden, wall mounted radiator, ceiling light point.

Refitted Shower Room
7'4 x 9'4 approx (2.24m x 2.84m approx)
Modern three piece suite comprising walk-in shower enclosure featuring rain water shower over, vanity wash hand basin with storage cupboards below, low level flush WC, chrome heated towel rail, tiling to the floor, tiling to the walls, UPVC double glazed window to the rear elevation, ceiling light point, extractor fan.

Outside

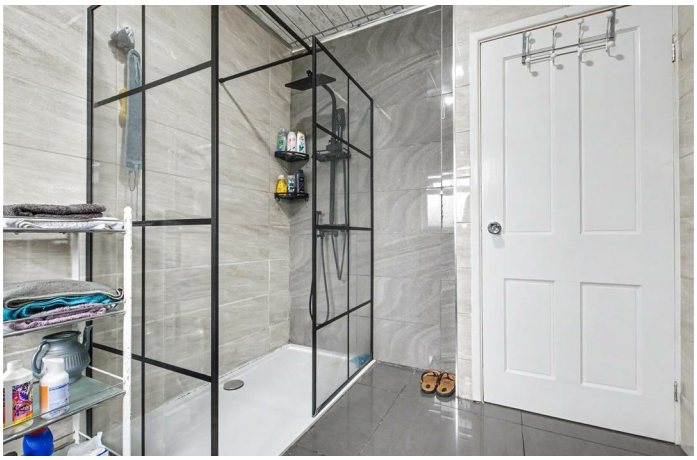
Outside

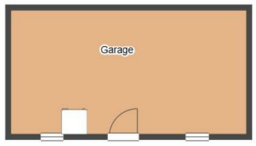
Front of Property
To the front of the property there is a large block paved driveway providing ample off the road vehicle hardstanding, secure gated access to the side elevation.

Garage
Up and over door to the front elevation, UPVC double glazed door and window to the side elevation.

Rear of Property
To the rear of the property there is a large enclosed family garden with block paved patio area, further paved patio area, block built freestanding garage, outdoor WC, garden laid to lawn, fencing and hedging to the boundaries, space for a shed, allotment area.

Agents Notes: Additional Information
Council Tax Band: B
Local Authority: Nottingham
Electricity: Mains supply
Water: Mains supply
Heating: Mains gas
Septic Tank : No
Broadband: BT, Sky, Virgin
Broadband Speed: Standard 15mbps 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





Robert Ellis
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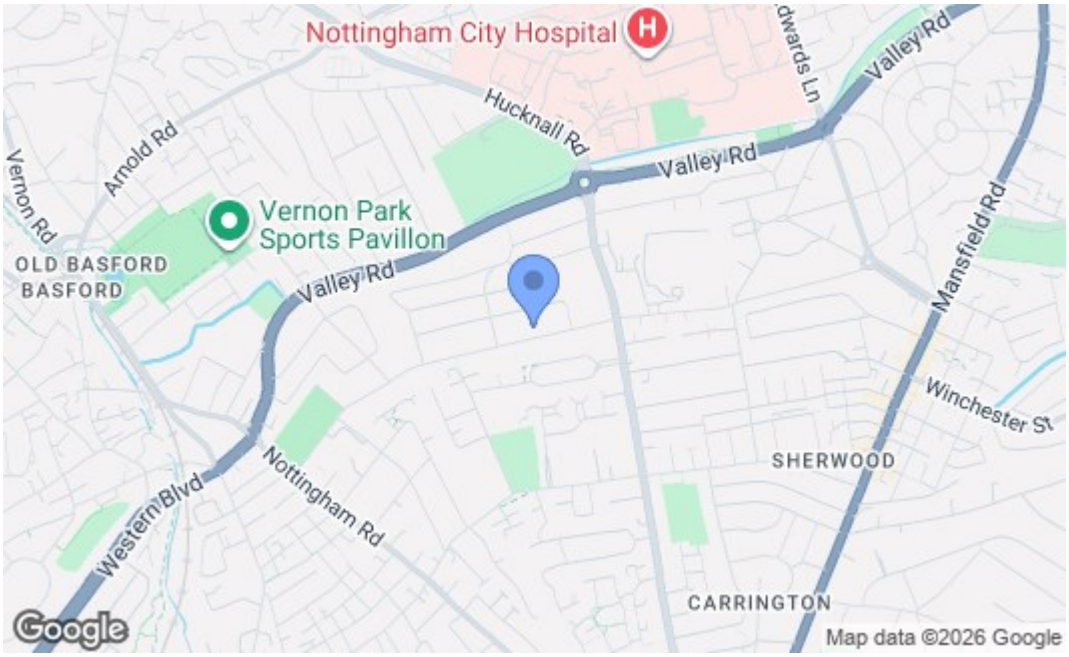

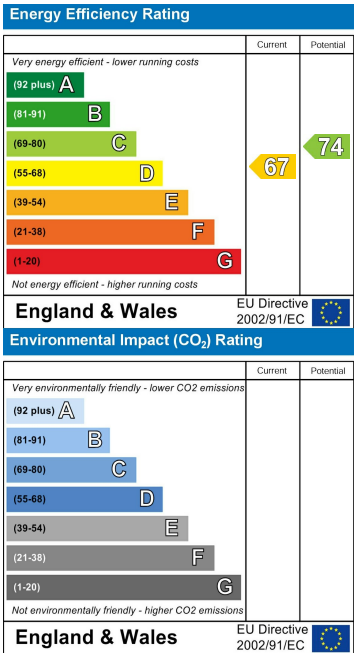

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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