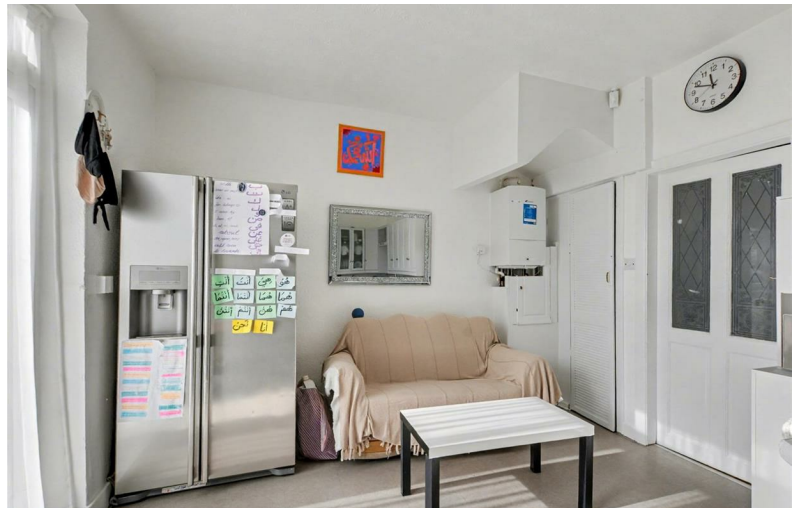




**Knighton Avenue  
Nottingham NG7 5QD**

**A SPACIOUS THREE BEDROOM SEMI-  
DETACHED HOME**

**£260,000 Freehold**



Robert Ellis Estate Agents are delighted to bring to the market this spacious three bedroom semi-detached home, situated in a popular residential location within NG7. Offering generous living accommodation, a versatile loft space and excellent access to local amenities and Nottingham City Centre, this property is ideal for first-time buyers, growing families and investors alike.

Upon entering the property, you are welcomed into a bright entrance hallway providing access to the principal ground floor accommodation. To the front is a spacious bay-fronted lounge, filled with natural light and offering a comfortable setting for relaxing with family and friends.

To the rear of the property is an open-plan kitchen diner, fitted with a range of wall and base units, ample worktop space and room for a range cooker and American-style fridge freezer. A breakfast bar provides additional seating, while there is plenty of space for family dining and entertaining. French doors open directly onto the rear garden, creating a seamless connection between the indoor and outdoor living spaces. A convenient downstairs W/C completes the ground floor accommodation.

To the first floor are three well-proportioned bedrooms, including two generous doubles and a comfortable single bedroom, all served by a family bathroom fitted with a corner bath, rainfall shower.

A staircase leads to the spacious loft, offering a versatile additional area ideal for a home office, hobby room or additional storage, complete with Velux window and useful eaves storage.

Externally, the property benefits from a driveway providing off-road parking to the front, whilst to the rear there is an enclosed garden featuring a paved patio, brick-built store, garden shed and secure side access, creating an excellent low-maintenance outdoor space for entertaining and family enjoyment.

Ideally located close to Nottingham City Centre, local shops, schools, universities and excellent transport links, this fantastic home offers an outstanding combination of space, practicality and convenience.

An early viewing is highly recommended to fully appreciate everything this property has to offer.



### Entrance Hallway

UPVC double glazed entrance door to the front elevation leading into the entrance hallway comprising staircase to the first floor landing, wall mounted radiator, wooden flooring, doors leading off to:

### Lounge

12'5" x 11'9" approx (3.8 x 3.6 approx)

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

### Kitchen Diner

12'1" x 19'0" approx (3.7 x 5.8 approx)

A range of wall and base units with worksurfaces over incorporating a sink and drainer unit with mixer tap over, space and plumbing for a washing machine, space and point for a tumble dryer, space and point for a range cooker with extractor hood over, breakfast bar providing additional seating space, space and point for a freestanding American style fridge freezer, wall mounted boiler, wall mounted radiator, ample space for a dining table, UPVC double glazed French doors leading to the rear garden, door leading to the downstairs WC.

### WC

5'10" x 6'10" approx (1.8 x 2.1 approx)

Tiled flooring, tiling to the walls, WC, handwash basin with swan neck mixer tap over, UPVC double glazed window to the rear elevation.

### First Floor Landing

UPVC double glazed window to the side elevation, carpeted flooring, doors leading off to:

### Bathroom

7'10" x 6'10" approx (2.4 x 2.1 approx)

Tiling to the walls, UPVC double glazed window to the side elevation, corner bath with a rainwater shower attachment over, WC, handwash basin with storage cupboards below, chrome heated towel rail, extractor fan.

### Bedroom One

10'9" x 12'1" approx (3.3 x 3.7 approx)

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

### Bedroom Two

8'10" x 8'2" approx (2.7 x 2.5 approx)

UPVC double glazed window to the rear elevation, wall mounted radiator, carpeted flooring, storage cupboard.

### Bedroom Three

8'2" x 9'6" approx (2.5 x 2.9 approx)

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

### Loft Space

16'8" x 14'1" approx (5.1 x 4.3 approx)

Carpeted flooring, Velux window, storage to the eaves.

### Front of Property

To the front of the property there is a driveway providing off the road parking, side access to the rear of the property.

### Rear of Property

To the rear of the property there is an enclosed rear garden with paved patio area, shed, brick built store, fencing to the boundaries, secure gated access to the front of the property.

### 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 20mbps Ultrafast 1000mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

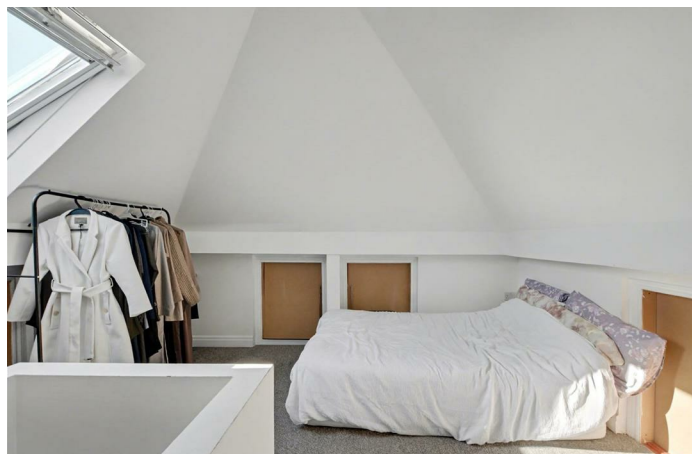
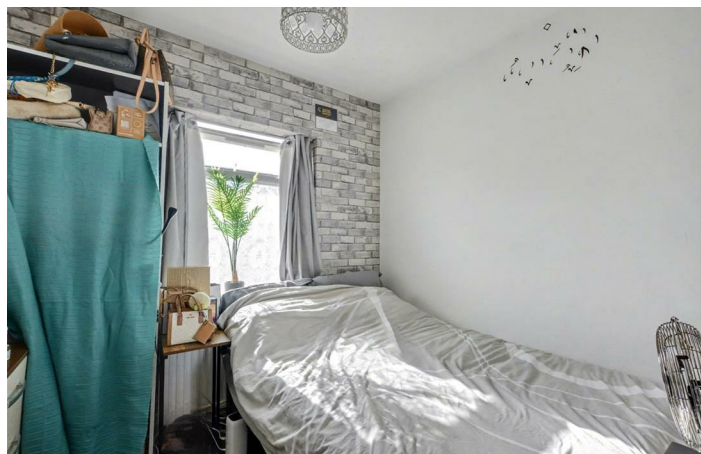
Flood Risk: No flooding in the past 5 years

Flood Defences: No

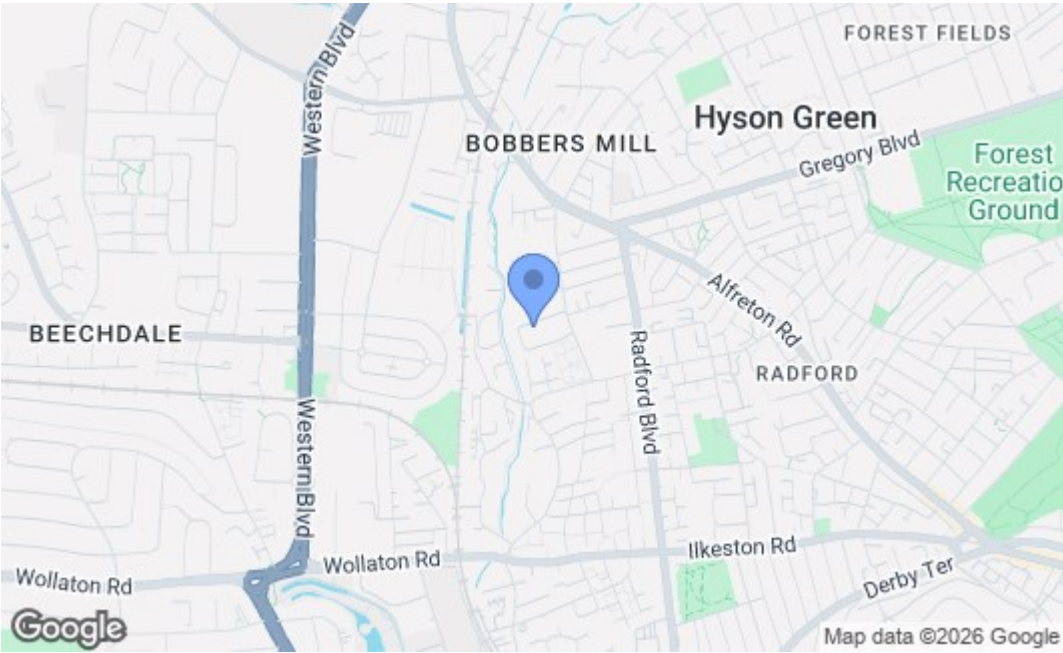
Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No



Robert Ellis  
ESTATE AGENTS



| 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                     |         |           |
| 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.