



Porchester Road  
Nottingham NG3 6LG

SUBSTANTIAL SEVEN BEDROOM SEMI-  
DETACHED FAMILY HOME

**Guide Price £500,000 - £550,000**

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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.

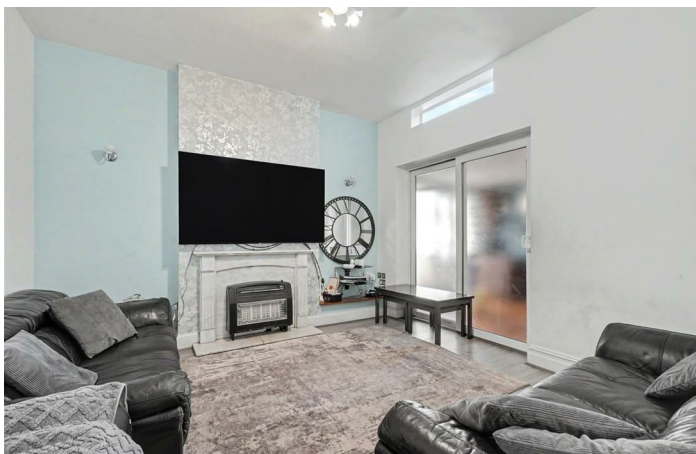
The ground floor comprises an entrance hallway, a bay-fronted living room, further family room, spacious kitchen/diner with island, second fitted kitchen, pantry, conservatory and bathroom/shower room facilities.

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

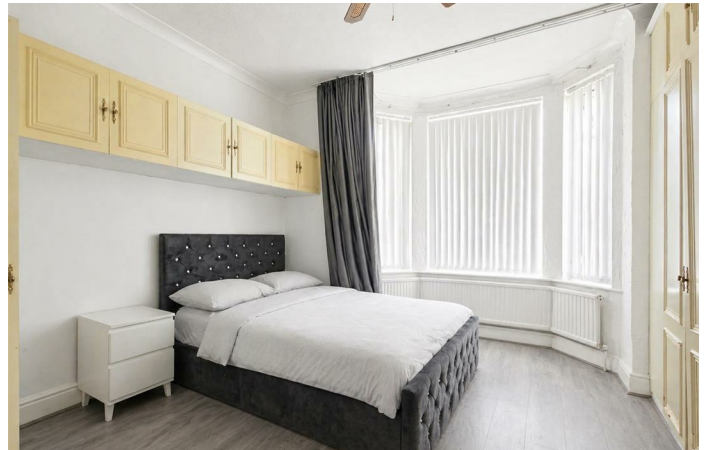
Flood Risk: No flooding in the past 5 years

Flood Defences: No

Non-Standard Construction: No

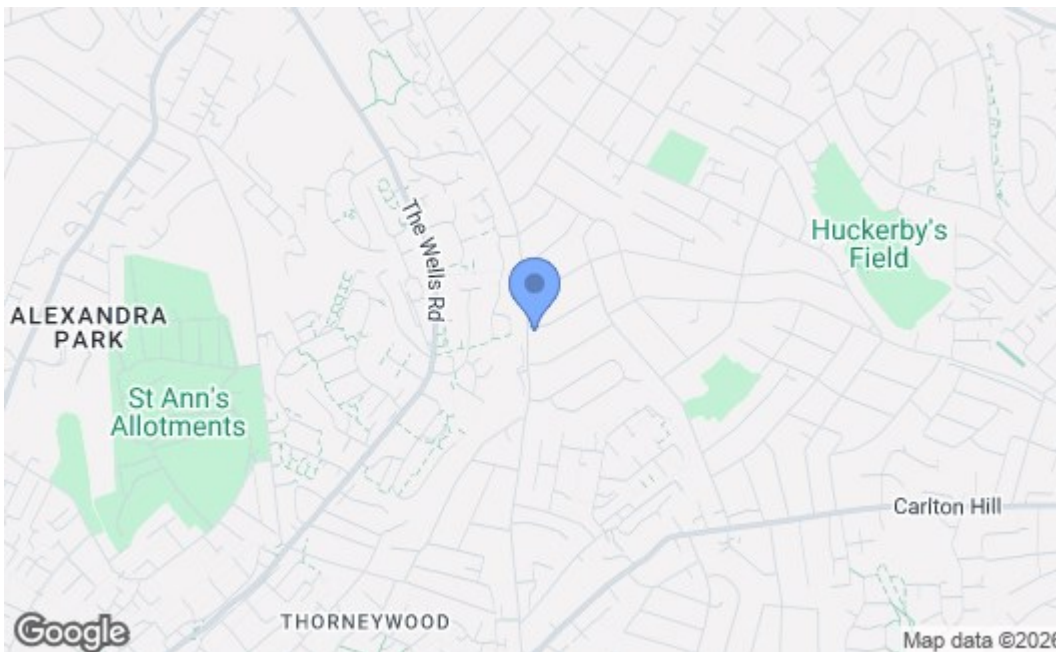
Any Legal Restrictions: No

Other Material Issues: No





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			
<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.