

Hills Road
Nottingham NG5 4GX

A large, modern brick house with a two-car garage and a paved driveway. The house features red brick walls, white window frames, and a dark brown tiled roof. The driveway is paved with reddish-brown bricks. A black lamp post stands on the left side of the driveway. The house has a prominent front entrance with a dark door and a small flower box. The overall appearance is clean and well-maintained.

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Dining Kitchen



Dining Room

This is a detached family home situated on a tree lined street in the popular residential location of Woodthorpe which has been extended to provide ample family accommodation. The four double bedrooms with family bathroom and the master bedroom with en-suite are complemented by a lounge with separate but adjoining dining area and a further reception room, entrance hall with adjoining shower room area and kitchen with separate utility and dining/sitting area. The property is offered to the market with no upward chain and we would recommend an internal inspection at your earliest convenience in order to appreciate the wealth of accommodation on offer.

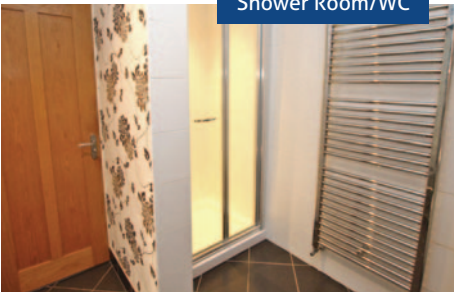
An open porch provides protection to the main entrance door which gains access into the reception room which is



Entrance Hall



Shower Room/WC



Shower Room/WC

- ✓ Generous sized detached family home
- ✓ Four double bedrooms
- ✓ Spacious lounge with dual aspect windows
- ✓ Adjoining dining room to the lounge
- ✓ Refitted modern dining kitchen with utility
- ✓ Kitchen with beautiful granite working surfaces
- ✓ Integrated ovens, hob and extractor fan
- ✓ Three bath/shower rooms situated over two floors
- ✓ Block paved driveway and integral garage provide parking
- ✓ Generous sized rear garden with paved patio/seating area

#homeis

“ Location, location, location!

“ Superb spacious family accommodation

“ Very close to local parks, amenities and transport links



Dining Kitchen



Reception/Music Room

currently utilised as a music/study room. A glazed Oak effect door with matching side window provides access into the main hall. From the hall a staircase with open balustrade ascends to the first floor landing and doors provide access to the shower/WC, lounge, dining room, kitchen and to a useful under-stairs storage cupboard.

The shower room is fitted with a three piece suite comprising of a dual flush WC, washbasin set within a vanity unit and a shower cubicle with glazed door. There is a wall mounted tubular heated towel radiator and a tile effect floor plus part ceramic wall tiles complement the suite.

The lounge has a dual aspect with patio doors overlooking and providing access to the rear garden and windows to the front of the property. The room is

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First time purchase	Buying your next home	Additional or buy to let property
£8,000.00	£13,000.00	£26,800.00
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Council Tax Band

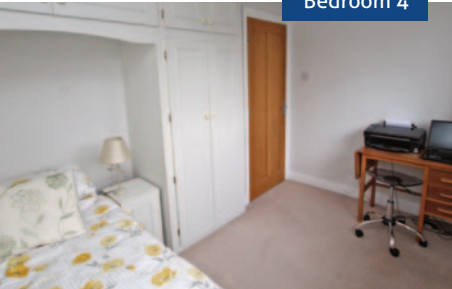
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The property falls under the jurisdiction of Gedling Borough Council. This information is correct as of 13/01/2019 and was obtained through the directgov website. David James offer no guarantee as to the accuracy of this information.

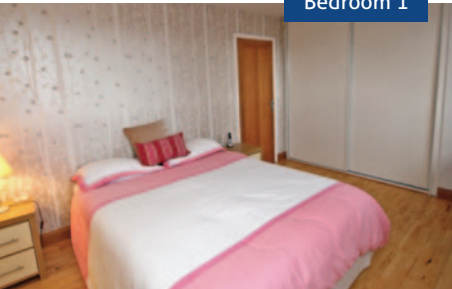
Please note that the above quotes are taken from the owner of the property. No representative of David James makes any representation for the accuracy of the comments made. These should be taken only as an opinion and do not constitute any part of a Contract.

pleasantly decorated with coving to the ceiling and open access into the dining area which has views over the garden.

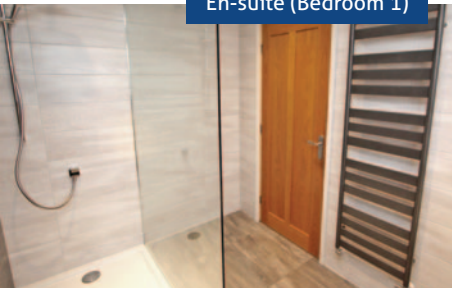
The good size recently refitted kitchen is open plan to a further dining/sitting area sharing the same ceramic tile floor and a sliding patio door provides access onto the patio. The kitchen is fitted with an



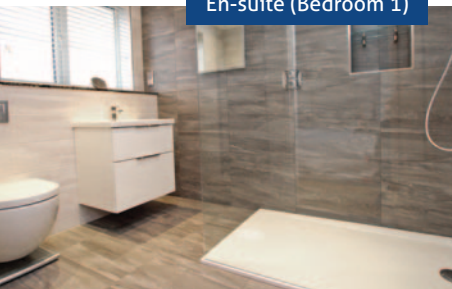
Bedroom 4



Bedroom 1



En-suite (Bedroom 1)

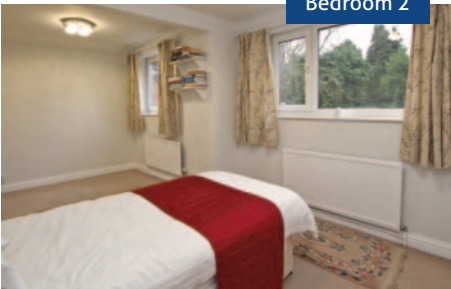


En-suite (Bedroom 1)

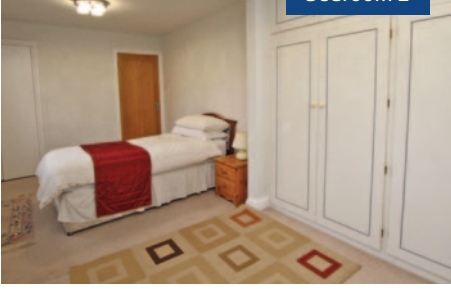
ample range of base and eye level units with superb contrasting granite working surfaces incorporating a composite sink with drainer and mixer tap. There are tiled splashbacks and integrated appliances include an eye level double electric oven with ceramic hob, glass splashback and stainless steel canopy



Lounge



Bedroom 2



Bedroom 2



Family Bathroom



Family Bathroom



Bedroom 1



Family Bathroom

extractor with light above. There is a window providing views over the rear garden, deep pan drawers, wall mounted vertical radiator and a door gains access into the utility room.

The utility room is also fitted with a range of units with contrasting working surfaces. There is provision and plumbing for an automatic washing machine, space for a fridge freezer and access to a good size double garage.

From the first floor landing doors provide access to all four bedrooms and the bathroom/WC.

All bedrooms have the benefit of fitted wardrobes. Bedroom one has a window to the front elevation and a panelled door leads into the recently refitted en-suite comprising hidden cistern dual flush WC,

wall mounted washbasin set within a vanity unit and a good size walk-in shower with glazed screen, wall mounted controls, rainwater showerhead and a separate handheld unit.

Bedroom two has two windows enjoying garden views, it is worth noting it may be possible to add a further en-suite to this room with the correct planning and permissions.

Bedroom three overlooks the front garden and bedroom four overlooks Hills Road.

The bathroom/WC is complemented by a ceramic floor and wall tiles and is fitted with a white suite comprising hidden cistern WC, wall mounted washbasin, panelled bath and a separate shower



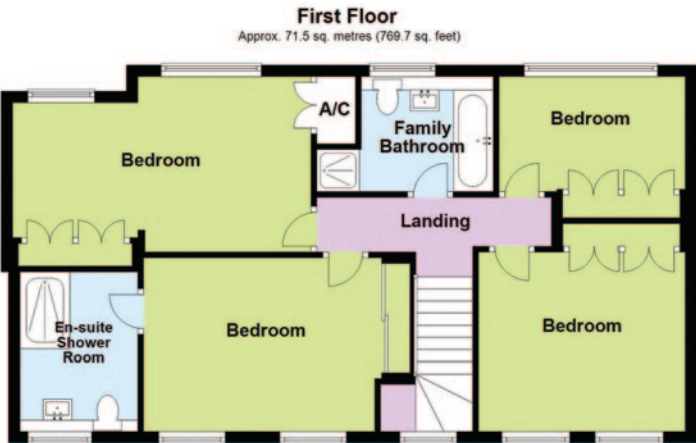
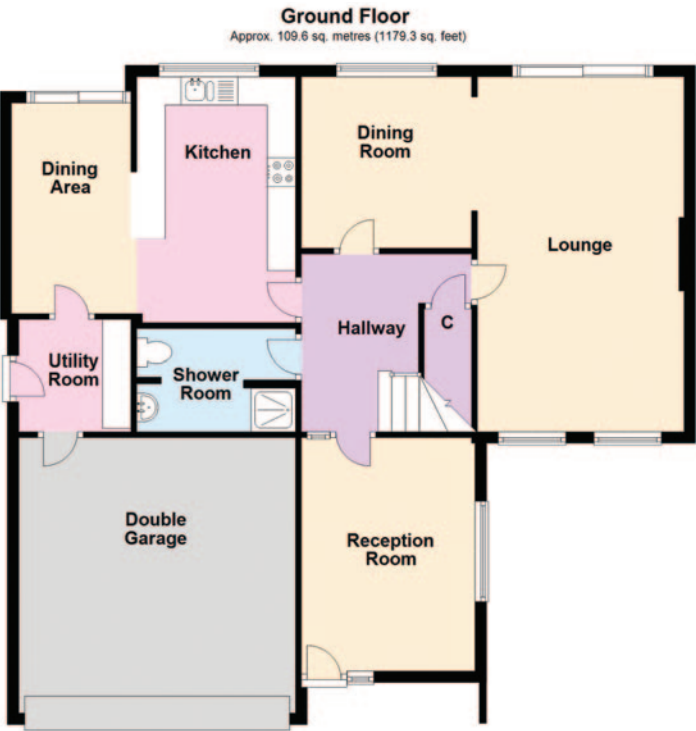
cubicle with glazed door. There is a vertical tubular towel radiator and an opaque window provides natural light.

The property benefits from gas central heating and the reassurance of a burglar alarm system.

Outside, the landscaped rear garden has an initial stone patio and the remainder is predominantly lawn with raised

planters and a variety of established plants and shrubs set to borders. It is worth noting there is an included timber sun house. To the front of the property a good size block paved drive leads to the main entrance and integral garage with electric door, power and lighting to provide ample off street parking.

Property floor plan & measurements



GROUND FLOOR

Reception

4.09m x 3.05m
(13'5 x 10'0)

Entrance Hall

3.05m x 3.00m
(10'0 x 9'10)

Lounge

6.22m x 3.63m
(20'5 x 11'11)

Dining Room

3.02m x 3.00m
(9'11 x 9'10)

Kitchen

4.32m x 2.90m
(14'2 x 9'6)

Dining Area

3.71m x 2.11m
(12'2 x 6'11)

Utility Room

1.98m x 1.91m
(6'6 x 6'3)

Cloaks/Shower Room

2.59m x 1.83m
(8'6 x 6'0)

FIRST FLOOR

Bedroom One

4.67m max x 3.10m max
(15'4 max x 10'2 max)

En-suite

2.72m x 1.88m
(8'11 x 6'2)

Bedroom Two

5.33m x 3.02m
(17'6 x 9'11)

Bedroom Three

3.63m x 3.63m
(11'11 x 11'11)

Bedroom Four

3.28m x 2.49m
(10'9 x 8'2)

Bathroom

3.10m max x 2.01m max
(10'2 max x 6'7 max)

OUTSIDE

Rear Garden

18.97m x 13.39m
(62'3 x 43'11)

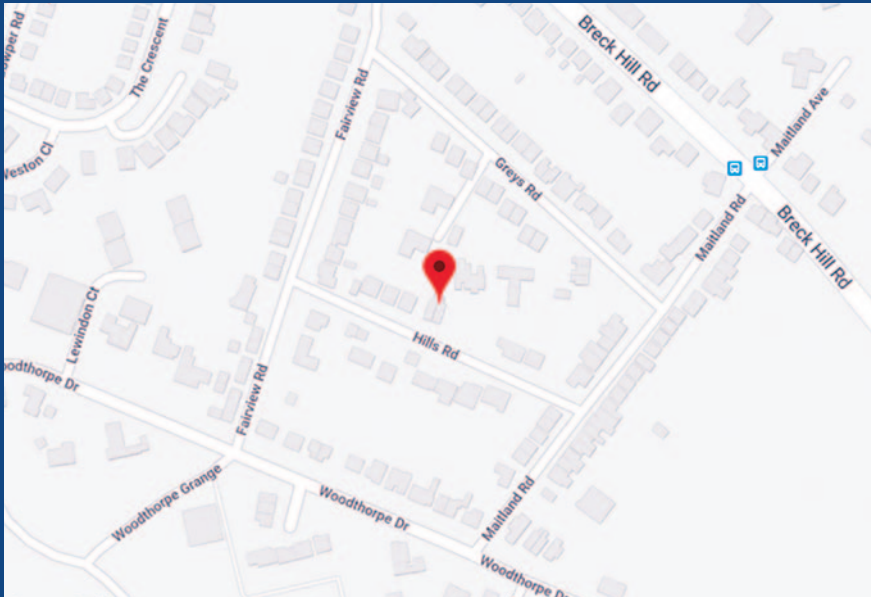
Garage

4.90m x 4.85m
(16'1 x 15'11)

How to get there

From our Mapperley office heading towards Nottingham city centre on the B686 turn right onto Breck Hill Road, continue turning left onto Maitland Road, take the second right onto Hills Road where you will find the property on the left hand side, clearly marked by our 'For Sale' board.

Please note that the pin on the map designates the centre of the postcode and not the exact location of the property



181.1 sq metres
(1949.1 sq feet)

Total Area
(Approx)

South West Facing
Rear Aspect

