

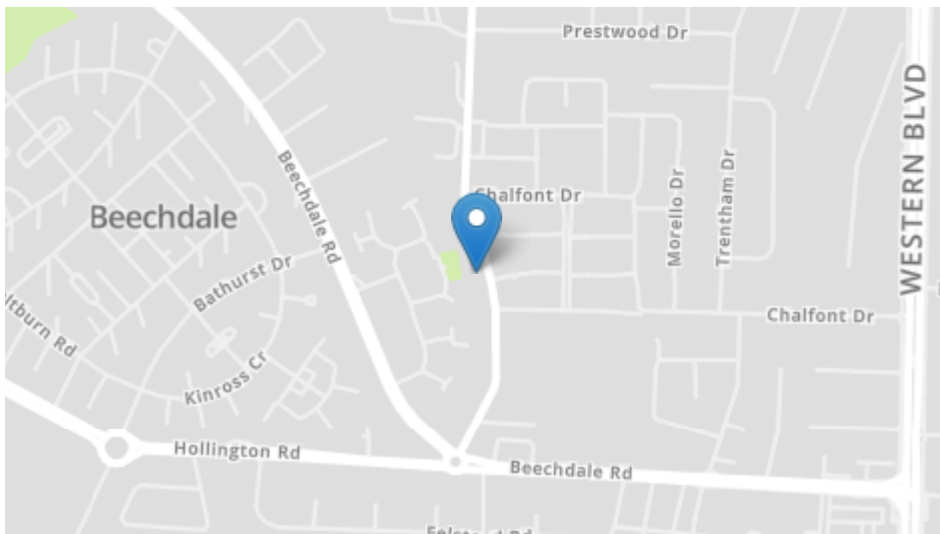
Robins Wood Road, NG8 3LD

£270,000



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£270,000



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- Semi Detached Family Home
- 3 Bedrooms
- 2 Reception Rooms
- Conservatory
- Off Road Parking
- West Facing Rear Garden
- Walking Distance From Amenities
- Ease Of Access To Nottingham City Centre

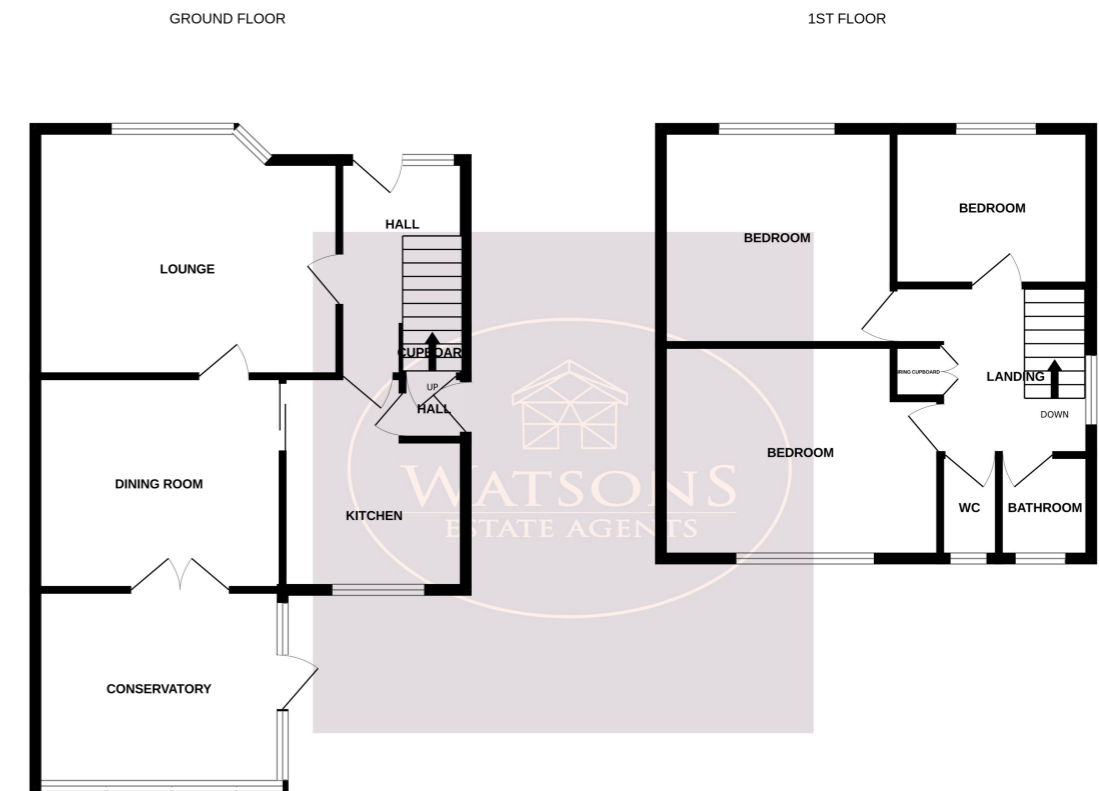
Our Seller says....

Important note to buyers: As the selling agents for the property described in this brochure we have taken all reasonable steps to ensure our property particulars are fair, accurate, reliable and reproduced in good faith however they do not form part of any offer or contract and do not constitute representations of fact. If you become aware that any information provided to you is inaccurate please contact our office as soon as possible so we can make the necessary amendments. All measurements are provided as a general guide and floor plans are for illustration purposes only. Appliances, equipment and services in the property have not been tested by us and we recommend all prospective buyers instruct their own service reports or surveys prior to exchanging contracts.



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**** ROOM FOR ALL THE FAMILY ***** This deceptively spacious home positioned within walking distance to amenities, bus stops & schools. The property in brief comprises to the ground floor; entrance hall, lounge with bay, dining room, conservatory, fitted kitchen and side hall. To the first floor a spacious landing giving access to three generous bedrooms, bathroom suite with separate w/c. To the outside a front garden with driveway providing ample off road parking and to the rear an enclosed extensive west facing rear garden. Robins Wood Road is located just off Aspley Lane (B690), and is an area highly sought after for its schools & convenient access to the ring road & Nottingham City Centre. A parade of shops is within walking distance with amenities including various convenience stores, a doctors surgery, post office & hairdressers. The area is also well served by public transport with bus stops just a few minutes walk away.

Ground Floor

Entrance Hall

Composite entrance door to the front, radiator, stairs to the first floor and doors to the lounge & kitchen.

Lounge

4.48m x 3.76m (14' 8" x 12' 4") UPVC double glazed bay window to the front, radiator and door to the dining room.

Dining Room

3.57m x 3.27m (11' 9" x 10' 9") Radiator and uPVC double glazed French doors leading to the sun room.

Sun Room

3.6m x 2.9m (11' 10" x 9' 6") Brick & uPVC double glazed construction, radiator, ceiling spotlights, solid roof and door to the side leading to the rear garden.

Kitchen

3.26m x 2.8m (10' 8" x 9' 2") A range of matching wall & base units, work surfaces incorporating a sink & drainer unit. Integrated electric oven & gas hob with extractor over. Plumbing for washing machine, radiator and door to the side. hall.

Side Hall

Under stairs storage and door to the side.

First Floor

Landing

UPVC double glazed window to the side, airing cupboard housing the hot water tank, access to the attic, ceiling spotlights and doors to all bedrooms and bathroom.

Bedroom 1

3.97m x 3.16m (13' 0" x 10' 4") UPVC double glazed window to the rear and radiator.

Bedroom 2

3.36m x 3.28m (11' 0" x 10' 9") UPVC double glazed window to the front and radiator.

Bedroom 3

3.05m x 2.06m (10' 0" x 6' 9") UPVC double glazed window to the front and radiator.

Bathroom

2 piece suite comprising pedestal sink unit and bath. Radiator and obscured uPVC double glazed window to the rear.

WC

WC and obscured uPVC double glazed window to the rear.

Outside

To the front of the property are gravel beds. A tarmac driveway running alongside the property provides ample off road parking leading to double wooden gates. The garden is enclosed by brick wall to the perimeter with wrought iron gates securing the driveway. The West facing rear garden offers a good level of privacy and comprises a paved patio and turfed lawn. The garden is enclosed by timber fencing to the perimeter with gated access to the side.