

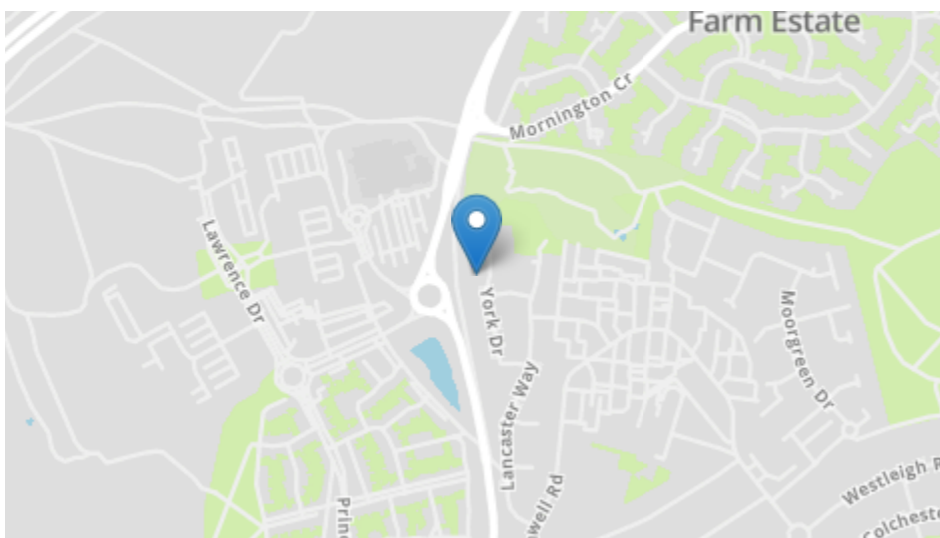
York Drive, Nottingham, NG8 6PP

£300,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



- Detached Family Home
- 4 Bedrooms
- Downstairs Shower Room & First Floor Bathroom
- Utility Room & Conservatory
- West Facing Rear Garden
- Driveway
- Cul De Sac Location
- 3 Reception Rooms & Conservatory

Our Seller says....

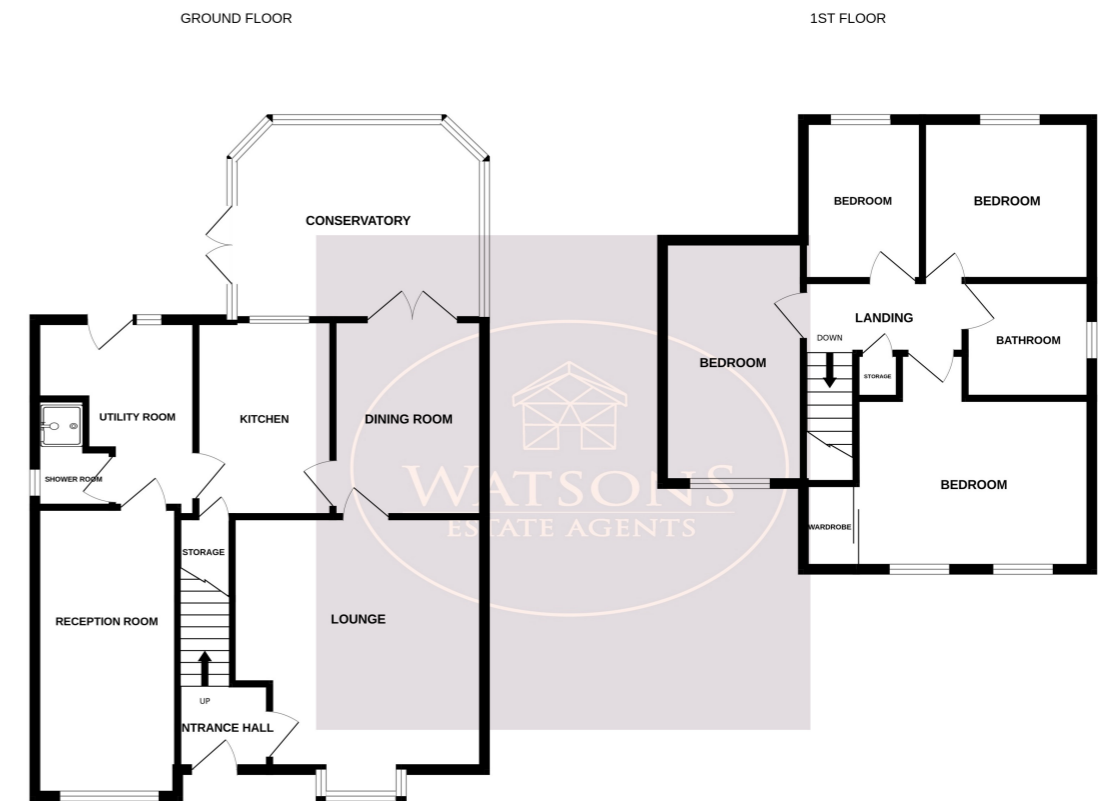
want to view?
 Call us on 0115 938 5577
 Our lines are open 8am - 8pm
 7 Days a week
 or email
 mail@watsons-residential.co.uk
 Ref - 26961421

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.



40 Main Street, Kimberley, NG16 2LY
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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*** FAMILY FAVOURITE *** This 4 bed detached home has been significantly EXTENDED to provide spacious accommodation which is ideal for families. The quiet cul-de-sac location has a play park within walking distance, easy access to the M1 and tram, as well as favoured school catchments. Comprises in brief: entrance hall, lounge, kitchen, utility room, dining room conservatory and a shower room completing the ground floor accommodation. The first floor landing leads to 4 DOUBLE bedrooms and a family bathroom, are proud to welcome this detached family home situated on York Drive. Developed extensively to offer a great amount of living space to the ground floor to service the four bedrooms ideally for your long-term needs. This home is situated on a deceptively spacious plot, with a wrap-around style plot and huge frontage to give a great curb appeal and ample parking for multiple vehicles. SITUATED PERFECTLY within CATCHMENT AREAS to SCHOOLS RATED GOOD at BOTH PRIMARY and SECONDARY LEVELS, also with EASY ACCESS to A610, A6002, M1 (JUNCTION 26)

Ground Floor

Entrance Hall

Composite entrance door to the front, door to the lounge and stairs to the first floor.

Lounge

4.25m x 3.87m (13' 11" x 12' 8") UPVC double glazed bay window to the front, radiator, stone feature fireplace with electric fire and door to the dining room.

Dining Room

3.32m x 2.55m (10' 11" x 8' 4") Door to the kitchen and uPVC double glazed French doors to the conservatory. Radiator.

Kitchen

3.32m x 2.31m (10' 11" x 7' 7") A range of matching high gloss wall & base units with worksurfaces incorporating an inset sink & drainer unit. Integrated electric oven and gas hob with extractor over. UPVC double glazed window to the rear, under stairs storage cupboard and door to the utility room.

Utility Room

3.32m x 1.4m (10' 11" x 4' 7") A range of matching high gloss wall & base units with worksurfaces incorporating a stainless steel sink. Wall mounted combination boiler, doors to the shower room and reception room, uPVC double glazed window and door to the rear.

Shower Room

3 piece suite in white comprising WC, wall mounted sink unit and shower cubicle. Partly tiled walls, chrome heated towel rail and obscured uPVC double glazed window to the side.

Reception Room

4.86m x 2.38m (15' 11" x 7' 10") UPVC double glazed window to the front and radiator.

Conservatory

4.46m x 3.37m (14' 8" x 11' 1") Brick & uPVC double glazed construction, uPVC double glazed French doors to the side leading to the rear garden.

First Floor

Landing

Doors to all bedrooms and the bathroom.

Bedroom 1

8.12m x 2.87m (26' 8" x 9' 5") 2 uPVC double glazed windows to the front, radiator and built in sliding door wardrobe.

Bedroom 2

4.08m x 2.37m (13' 5" x 7' 9") UPVC double glazed window to the front and radiator.

Bedroom 3

2.84m x 2.71m (9' 4" x 8' 11") UPVC double glazed window to the rear and radiator.

Bedroom 4

2.72m x 2.03m (8' 11" x 6' 8") UPVC double glazed window to the rear and radiator.

Bathroom

White 3 piece suite in white comprising; WC, pedestal sink and bath with shower over. Tiled floor, fully tiled walls and obscured uPVC double glazed window to the side.

Outside

To the front of the property is a tarmac and gravel driveway providing ample off road parking. The West facing rear garden offers a good level of privacy and comprises a paved patio, turfed lawn, timber built shed and is enclosed by timber fencing to the perimeter with gated access to the side.