

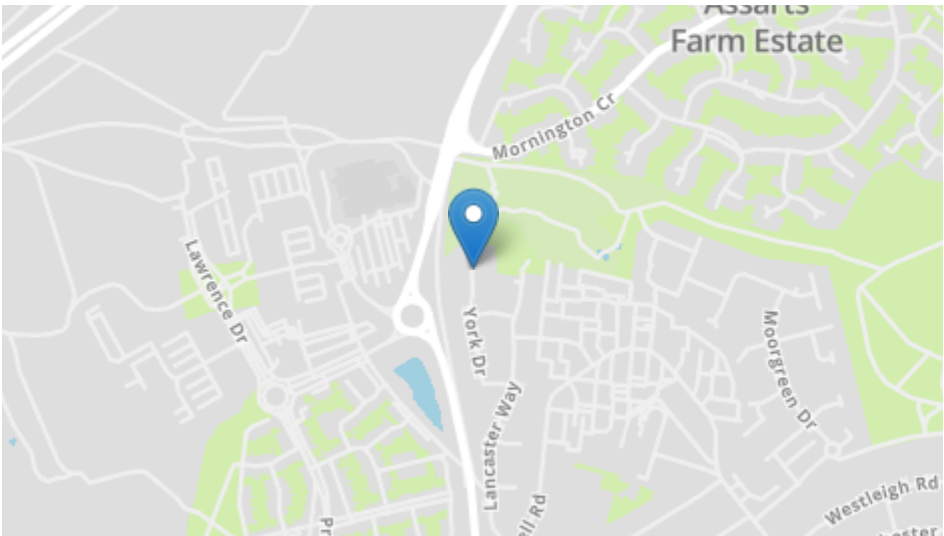
York Drive, NG8 6PP


Offers Over £300,000



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		85
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



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 - 28664293

Our Seller says....

- Detached Family Home
- 4 Bedrooms
- 3 Reception Rooms
- Downstairs WC & Utility Room
- Study & Conservatory
- Private Rear Garden
- Off Road Parking
- Cul De Sac Location
- Fully Renovated Throughout
- No Upward Chain

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
www.watsons-residential.co.uk

0115 938 5577
8am-8pm - 7days



*** GET MORE FOR YOUR MONEY *** This superb 4 bed detached property sits at the end of a quiet cul de sac on the outskirts of Nottingham and offers more than you might expect at this price point. There is NO UPWARD CHAIN and with 3 reception rooms & 4 bedrooms, it's a great family home. The accommodation has recently undergone some refurbishment and comprises in brief: entrance hall, lounge, study, dining room to conservatory, kitchen with lobby to utility and downstairs wc. Upstairs, the landing leads to the 4 DOUBLE bedrooms and family bathroom. Outside, a driveway to the front provides off street parking, whilst the rear garden is fairly low maintenance and enjoys a high level of privacy. This well regarded location has excellent transport links with a regular bus service nearby and easy access to the M1 motorway. The favoured Djanogly Strelley Academy Primary School is also within walking distance. Call our team now to arrange a viewing,

Ground Floor

Entrance Hall

UPVC double glazed door to the front, stairs to the first floor and door to the lounge.

Lounge

5.0m into the bay x 3.91m (16' 5" x 12' 10") UPVC double glazed bay window to the front, real flame gas fire, radiator and French doors to the dining room.

Dining Room

3.32m x 2.56m (10' 11" x 8' 5") Radiator, sliding patio door to the rear garden and doors to the kitchen and conservatory.

Kitchen

3.332m x 2.32m (10' 11" x 7' 7") A range of matching wall & base units, work surfaces incorporating an inset sink & drainer unit. Integrated appliances to include electric oven & hob with extractor over and dishwasher. Under stairs storage, wood effect laminate flooring, radiator, door to the rear lobby.

Rear Lobby

Wood effect laminate flooring and doors to the WC, utility room and study.

Utility Room

2.43m x 1.92m (8' 0" x 6' 4") A range of matching wall & base units, work surfaces incorporating an inset sink & drainer unit. Plumbing for washing machine, wall mounted boiler and uPVC double glazed door to the rear garden. Door to the WC and study.

WC

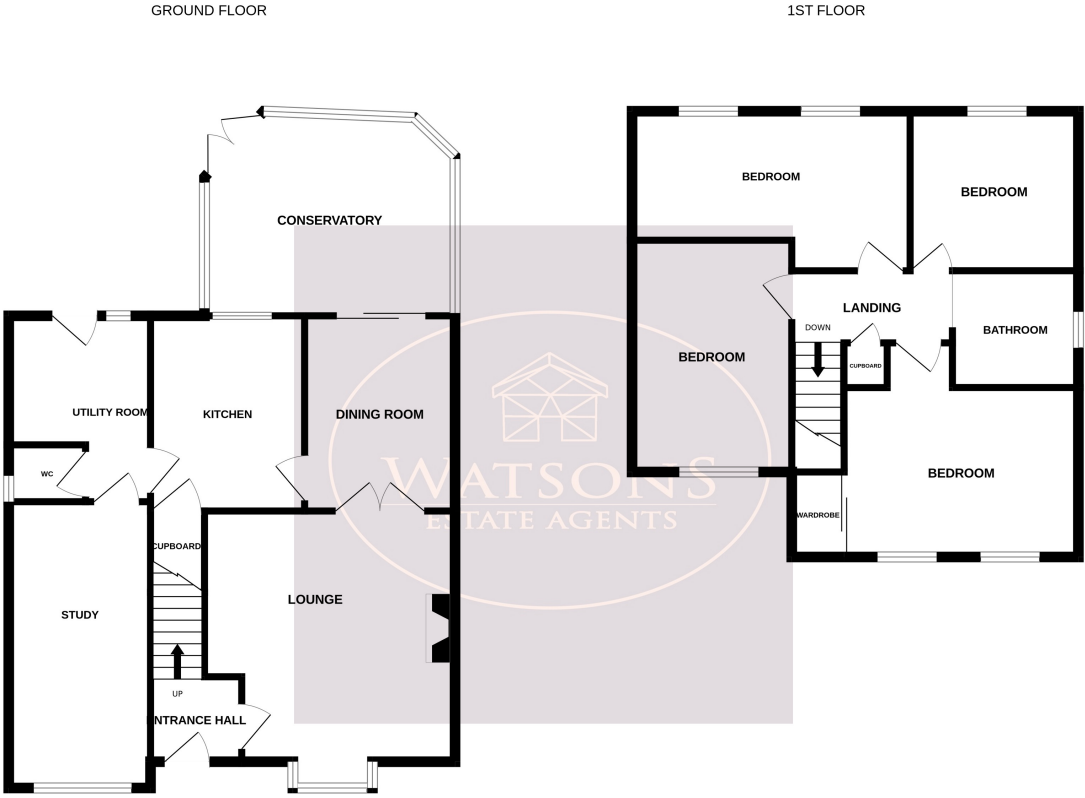
Obscured uPVC double glazed window to the side, WC, wall mounted sink and radiator.

Study

4.9m x 2.42m (16' 1" x 7' 11") UPVC double glazed window to the front and radiator.

Conservatory

4.25m x 3.35m (13' 11" x 11' 0") Brick & uPVC double glazed construction, wood effect laminate flooring and French doors to the rear garden.



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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First Floor

Landing

Airing cupboard housing the hot water tank, radiator, access to the attic and doors to all bedrooms and bathroom.

Bedroom 1

4.0m x 2.86m (13' 1" x 9' 5") 2 uPVC double glazed windows to the front, built in double wardrobe and radiator.

Bedroom 2

4.78m x 2.76m (2.12m min) (15' 8" x 9' 1") 2 uPVC double glazed windows to the rear and radiator.

Bedroom 3

4.12m x 2.42m (13' 6" x 7' 11") UPVC double glazed window to the front and radiator.

Bedroom 4

2.84m x 2.74m (9' 4" x 9' 0") UPVC double glazed window to the rear and radiator.

Bathroom

3 piece suite in white comprising WC, pedestal sink unit and bath with shower over.

Outside

To the front of the property are decorative stone beds. A block paved driveway provides ample off road parking. The low maintenance rear garden offers a good level of privacy and comprises a paved patio, timber decking seating area, flower beds, timber built shed, external tap and is enclosed by wall & timber fencing to the perimeter with gated access to the side.