

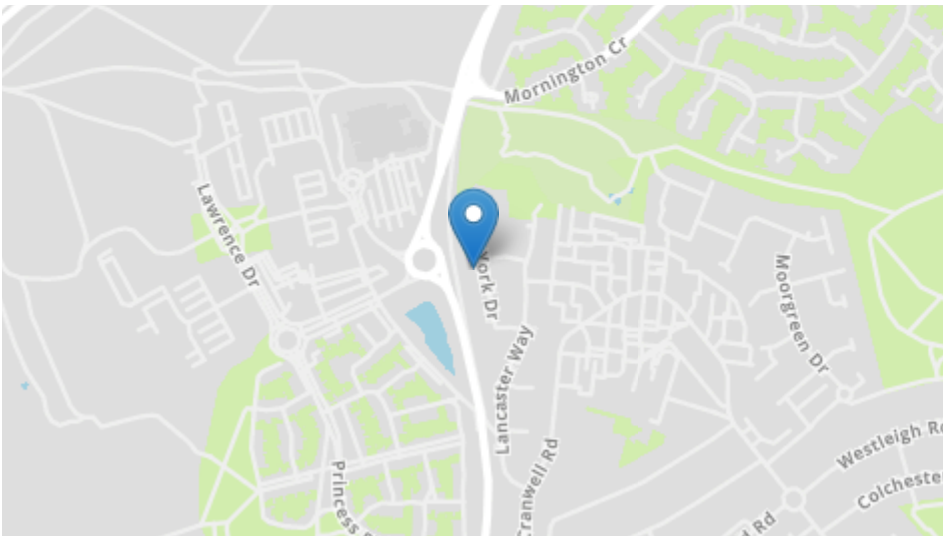
York Drive, NG8 6PP

£250,000



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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	63	
(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
- 3 Bedrooms
- Modern Dining Kitchen
- South Facing Low Maintenance Rear Garden
- Off Road Parking & Garage
- Popular Cul De Sac Location
- Ease of Access to M1 & A610
- Ease of Access to Nottingham City Centre
- No Upward Chain

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 - 28614288

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40 Main Street, Kimberley, NG16 2LY
www.watsons-residential.co.uk

0115 938 5577
8am-8pm - 7days



*****CUL-DE-SAC LIVING***** Ideally located on this popular estate in Strelley, and brought to the market with no upward chain, a three bedroom detached property, with a conservatory, garage, and south facing rear garden. Briefly comprising; entrance hallway, lounge, dining kitchen, conservatory. To the first floor, three bedrooms and bathroom. Outside, located at the end of a cul-de-sac, the property has a driveway to the front, with a car port then leading to the garage. To the rear is a privately enclosed and low maintenance south facing garden, perfect for entertaining. Located in Strelley, nearby amenities include a supermarket, schools, Bilborough College, and excellent road links, including the A610, providing easy access to Nottingham and beyond.

Ground Floor

Entrance Hall

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

Lounge

4.04m x 3.52m (13' 3" x 11' 7") UPVC double glazed window window to the front and radiator. Door to the dining kitchen.

Dining Kitchen

4.54m x 3.08m (14' 11" x 10' 1") A range of matching wall & base units, work surfaces incorporating an inset sink & drainer unit. Integrated electric oven & induction hob with extractor over. Plumbing for washing machine, radiator, uPVC double glazed window to the rear, door to the side and French doors to the conservatory.

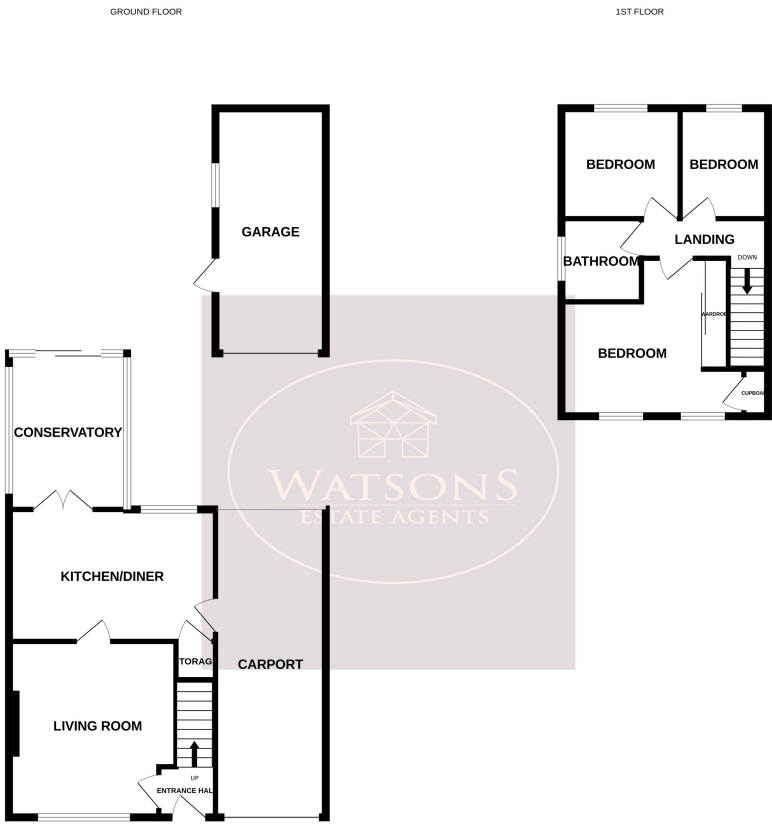
Conservatory

3.56m x 2.77m (11' 8" x 9' 1") Brick & uPVC double glazed construction, French doors to the rear garden.

First Floor

Landing

UPVC double glazed window to the side, access to the attic (partly boarded) and doors to all bedrooms and shower room.



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 quality or efficiency can be given. Made with Metropix 12/25

Bedroom 1

4.53m (max) x 3.76m (max) (14' 10" x 12' 4") UPVC double glazed window to the front, storage cupboard and radiator.

Bedroom 2

2.66m x 2.44m (8' 9" x 8' 0") UPVC double glazed window to the front and radiator.

Bedroom 3

2.49m x 1.96m (8' 2" x 6' 5") UPVC double glazed window to the rear and radiator.

Shower Room

3 piece suite in white comprising WC, vanity sink unit and shower cubicle. Chrome heated towel rail and obscured uPVC double glazed window to the side.

Outside

To the front and running alongside the property, a tarmacadam driveway provides off road parking leading to the detached single garage with up & over door and power. The South facing, low maintenance rear garden comprises a paved patio and artificial lawn. The garden is enclosed by timber fencing to the perimeter with gated access to the side.