



- Detached House
- Open plan Kitchen/Dining Room
- En-suite Shower Room WC
- Council Tax Band D

- Landscaped Gardens and Grounds
- Cloaks WC
- Bathroom WC

- Lounge with Bay & Storage Cupboard
- 3 Bedrooms
- Attached Garage

An very well presented 3 bedroom detached house in an enviable position, within this new and popular development. The welcoming Reception Hall leads to the Cloakroom/WC, with wc and wash basin. The Lounge has a storage cupboard and an attractive bay window to the side. The Breakfasting Kitchen is fitted with a good range of high gloss units, with sink unit, electric oven, gas hob with extractor over, space for dishwasher, space for washer and French doors opening to the garden. Stairs lead from the hall to the First Floor Landing. Bedroom 1 with window to front and built in wardrobes, and an En Suite Shower/WC, with low level wc, pedestal wash basin and double shower cubicle with mains shower. Bedroom 2, also a double is to the front and side, with Bedroom 3 to the side. The Bathroom/WC has a low level wc, pedestal wash basin and paneled bath with shower mixer. There is an attached Garage with up and over access door and door to garden.

Externally, the Front Garden with wrought iron fence has been well stocked with plants, shrubs and trees. The very generous Side Garden is enclosed, ideal for family use, with patio, lawn, planted borders and a raised decked sun terrace with pergola.

Hall Drive is pleasantly situated, within a newley established residential area on the edge of Dinnington, well placed for amenities, of Kingston Park as well as the A1, and other main road and public transport links.

Reception Hall

Lounge 14'8" x 13'1" (4.474 x 4.001)

Kitchen Area 7'3" x 10'4" (2.228 x 3.175)

Dining Area 8'5" x 10'4" (2.569 x 3.175)

WC 3'4" x 4'8" (1.027 x 1.426)

First Floor Landing

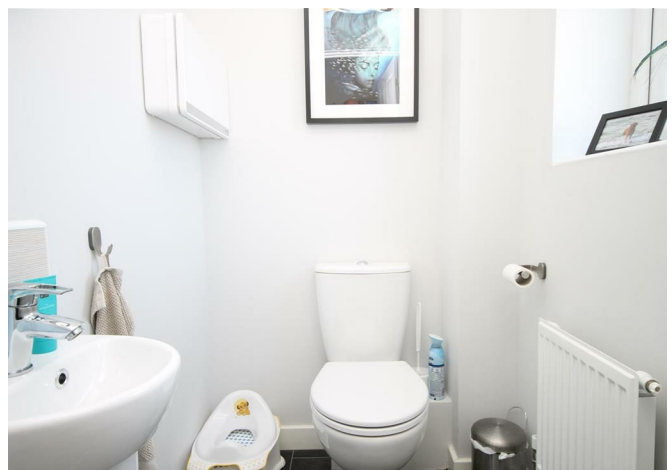
Bedroom 1 10'2" x 13'6" (3.099 x 4.123)

En-suite Shower Room WC 4'9" x 8'4" (1.455 x 2.562)

Bedroom 2 10'2" x 11'5" (3.121 x 3.501)

Bedroom 3 6'2" x 8'4" (1.889 x 2.541)

Bathroom WC 5'1" x 7'5" (1.558 x 2.265)





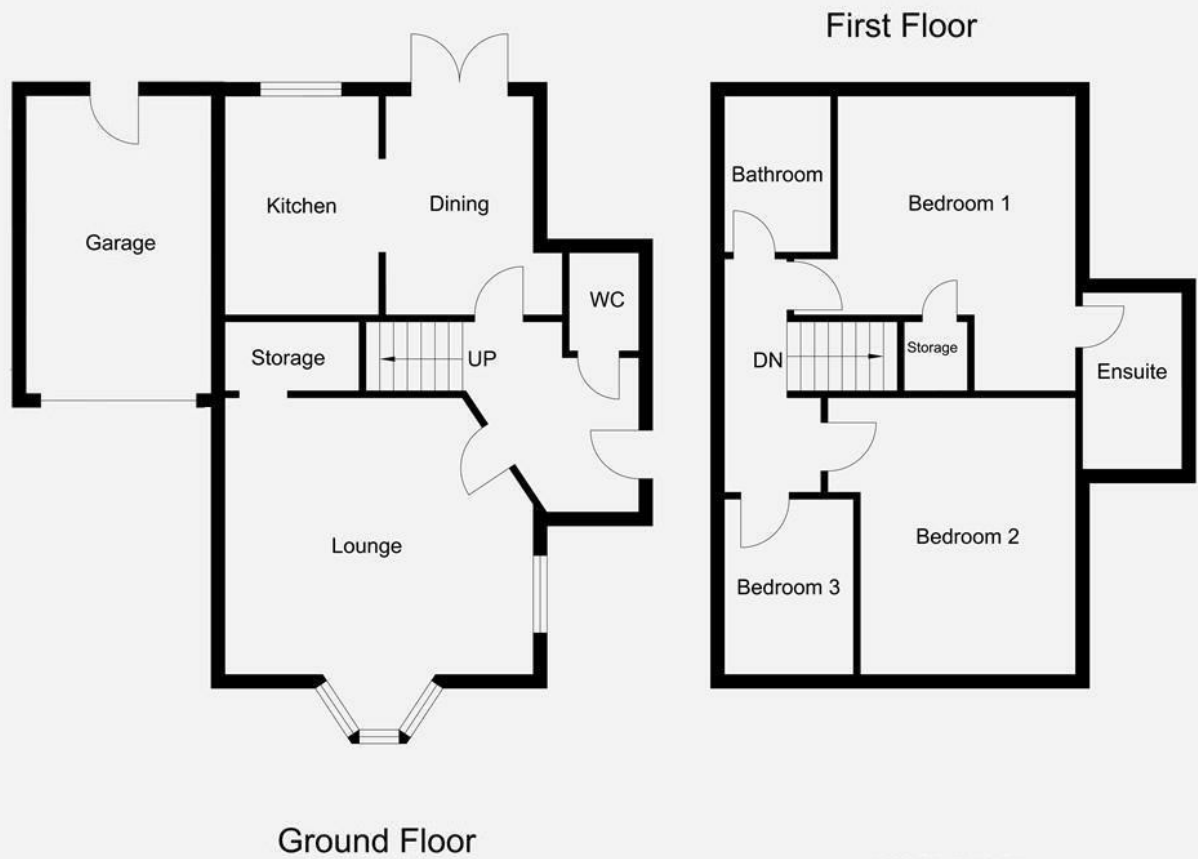
Energy Performance: Current B Potential A

Council Tax Band: D

Distance from School:

Distance from Metro:

Distance from Village Centre:



These particulars do not constitute or form part of an offer nor may they be regarded as representative. All interested parties must themselves verify their accuracy. It is not company policy for any gas, oil or electrical appliances to be tested and purchasers must satisfy themselves as to their working order. Measurements are approximate, floor plans are not to scale and are for illustration purposes only.