9 High Main Drive, Bestwood Village, NG6 8YU

Asking Price £350,000

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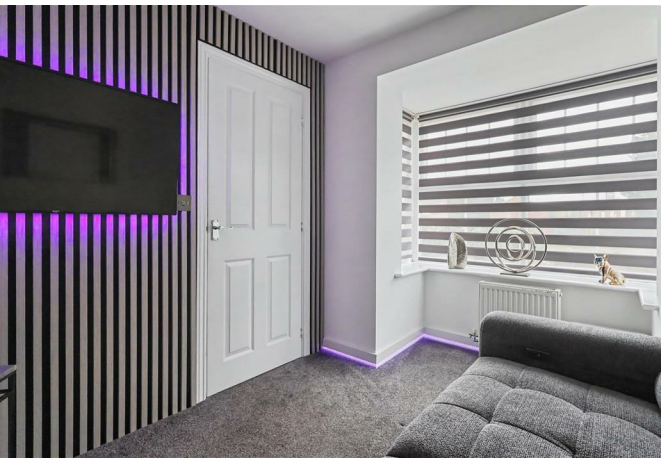
Marriotts

9 High Main Drive
Bestwood Village, NG6 8YU

- Four bedrooms
- Impressive kitchen with island
- Garage & ample parking
- Three bathrooms (two en-suite)
- Utility room & TV room/study
- Full length lounge diner

An impressive four-bedroom detached family home forming part of a modern development on the edge of Bestwood Village, surrounded by open countryside and the beautiful Bestwood Country Park, with easy access to shops and supermarkets and main road and transport links including Hucknall Road, which leads directly in to the city centre! Originally built in 2010 as the show home for this popular development, the property occupies an attractive end plot with a block-paved driveway, garage and low-maintenance walled rear garden, with the garden accessed directly from the stunning contemporary kitchen via bi-fold doors!



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Overview
Internally, the accommodation briefly comprises an entrance hallway with downstairs WC, versatile TV room/study and a particularly spacious full-length lounge/diner. The impressive modern kitchen is a real feature of the home, fitted with a central island, solid quartz worktops and bi-fold doors opening onto the rear garden. A separate utility room provides additional practical space.

To the first floor are four well-proportioned bedrooms, including two bedrooms with en-suite shower rooms, together with a family bathroom.

A fantastic opportunity to acquire a substantial modern family home in a sought-after village location, offering excellent access to surrounding countryside and Bestwood Country Park.

Entrance Hall
With a double-glazed composite front entrance door, radiator, staircase with under-stair cupboard and feature LED stair and skirting board lighting, doors to the downstairs toilet, lounge diner and kitchen.

Downstairs Toilet
Consisting of a corner pedestal wash basin with tiled splashback, dual flush toilet, radiator, downlights and extractor fan.

TV Room/Study
Feature acoustic wall panelling with points for a wall-mounted TV, UPVC double-glazed bay window to the front and radiator.

Lounge Diner
With grey wood-effect flooring, The front dining area has a UPVC double-glazed bay window with radiator and the main living area features a black marble fireplace and hearth with brushed steel trim, electric fire and stone-effect surround, UPVC double-glazed double doors leading to the rear garden and a radiator.

Kitchen
A stunning modern kitchen with doors in grey gloss, solid quartz worktops and upstands, with concealed work surface lighting and feature high-level and kickboard-level remote control multicoloured LED strip lighting. Appliances consist of an integrated brushed steel-trim electric double oven and a four-ring induction hob with extractor and integrated dishwasher. Matching centre island also with quartz top and undercounter sink unit, Bi-fold door leading out to the rear garden and door to the utility room.

Utility Room
Wall-mounted gas boiler, space for a large American-style fridge freezer, plumbing for a washing machine beneath a quartz worktop with ceiling downlights, extractor fan and double-glazed composite side door.

First Floor Landing
With loft access, radiator, and an airing cupboard housing the hot water cylinder.

Bedroom 1
Built-in wardrobes with sliding mirrored doors, UPVC double-glazed rear window and radiator.

En-suite
With slate coloured floor tiling, partial wall tiling and a large fitted vanity mirror. The suite consists of a dual-flush toilet, pedestal wash basin and large tiled cubicle with fixed head rain shower and separate mixer.

Bedroom 2
Wardrobe recess, radiator, UPVC double-glazed front window and points for a wall-mounted TV.

En-suite
Consisting of a tiled cubicle with chrome main shower, dual-flush toilet, and wash hand basin with vanity surround and vanity mirror, grey wood-effect floor covering, radiator, downlights and UPVC double-glazed front window.

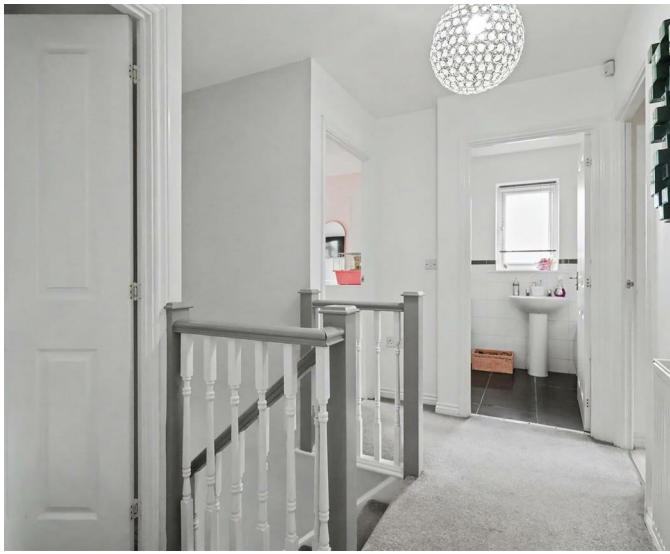
Bedroom 3
UPVC double glazing front window, radiator and points for a wall-mounted TV.

Bedroom 4
UPVC double-glazed rear window and radiator.

Bathroom
With a polished black tiled floor and half-tiled walls, the suite consists of a bath with a large fitted vanity mirror, pedestal wash basin and dual-flush toilet. Radiator, ceiling downlights, extractor fan and UPVC double-glazed side window.

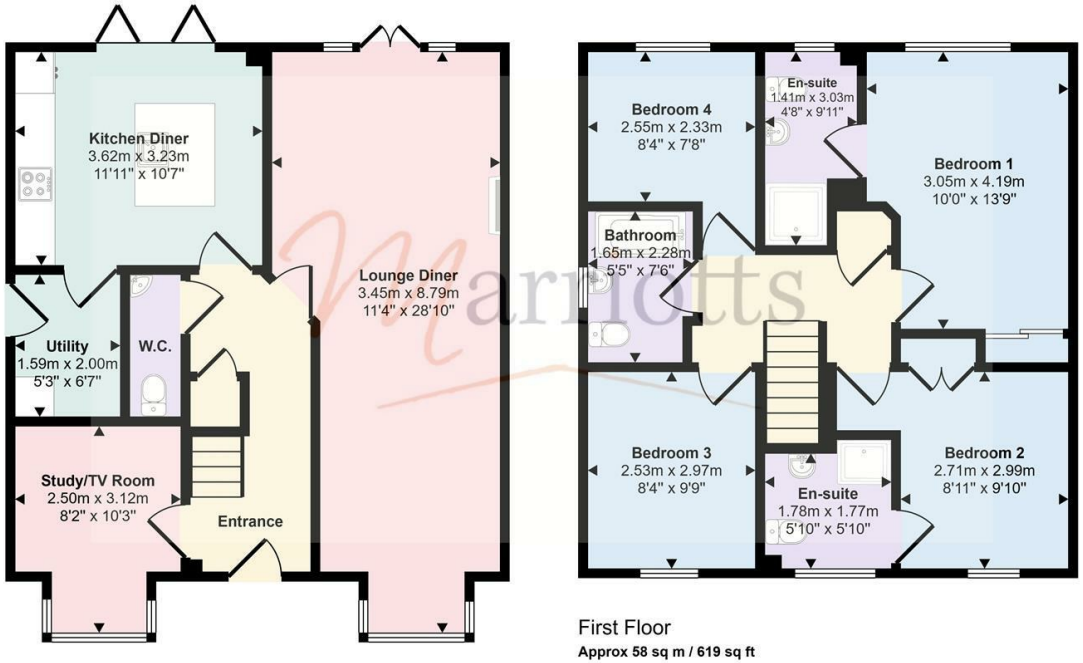
Outside
To the front is a mixture of artificial grass and gravel with mature shrubs, fronted by a brick wall with wrought-iron pedestrian-gated access. Block paved driveway leads to the single garage, which has an up and over door, light and power and rear door then leads to the rear garden. The rear garden is also mostly artificial lawn, with a large circular patio and a further adjoining seating area. The garden extends to the rear of the garage and is enclosed with a majority brick-walled and part-fenced perimeter.

Material Information
TENURE: Freehold
COUNCIL TAX: Nottinghamshire & Gedling - Band D
PROPERTY CONSTRUCTION: cavity brick
ANY RIGHTS OF WAY AFFECTING PROPERTY: no
CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: no
FLOOD RISK: very low
ASBESTOS PRESENT: no
ANY KNOWN EXTERNAL FACTORS: no



LOCATION OF BOILER: utility room
UTILITIES - mains gas, electric, water and sewerage.
MAINS GAS PROVIDER: Scottish Power
MAINS ELECTRICITY PROVIDER: Scottish Power
MAINS WATER PROVIDER: Severn Trent
MAINS SEWERAGE PROVIDER: Severn Trent
WATER METER: yes
BROADBAND AVAILABILITY: Please visit Ofcom - Broadband and Mobile coverage checker.
MOBILE SIGNAL/COVERAGE: Please visit Ofcom - Broadband and Mobile coverage checker.
ELECTRIC CAR CHARGING POINT: not available.
ACCESS AND SAFETY INFORMATION: level access

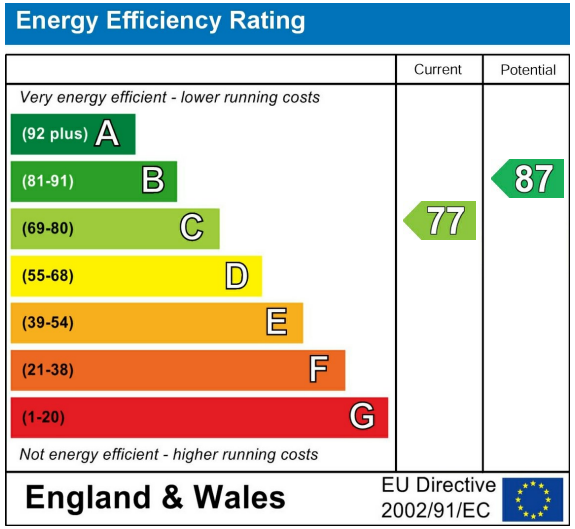
Approx Gross Internal Area
117 sq m / 1256 sq ft



First Floor
Approx 58 sq m / 619 sq ft

Ground Floor
Approx 59 sq m / 638 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Please contact us on 0115 953 6644 should you wish to arrange to view this property or if you require any further information.

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