



Dairy Square,
Nottingham
NG8 3DX

O/O £375,000 Freehold

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A well-proportioned spacious four-bedroom detached house enjoying a private cul-de-sac position.

Situated in this well-established and sought-after location within easy reach of a variety of local shops and amenities including schools, transport links, and the M1 for further afield, this fantastic property is considered an ideal opportunity for a range of potential purchasers including young professionals and families.

In brief, the internal accommodation comprises an Entrance hallway, Living room, dining room, and garden room with bi-fold doors leading to the landscaped rear garden, breakfast Kitchen, Utility room, and downstairs W/C. Rising to the first floor are FOUR bedrooms with an En-suite to the main bedroom and a separate refitted modern family bathroom.

To the front of the property you will find a large driveway providing ample off-road hard standing, this leads to the integral garage. To the rear, you will find a well-maintained, private, and enclosed landscaped garden which includes a patio area with artificial lawns beyond with fencing to the boundaries.

Offered to the market with the benefit of gas central heating and UPVC double glazing throughout and a light and airy versatile living space, this great property is well worthy of an early internal viewing to be fully appreciated.



Entrance Hallway

With a modern double glazed composite door to the front, stairs to the first floor, wall mounted radiator, ceiling light point, space for a storage cabinet and panelled door to:

Living Room

15'1 x 12'4 approx (4.60m x 3.76m approx)

UPVC double glazed window to the front, wall mounted radiator, ceiling light point, modern feature fireplace incorporating wooden mantle with stone surround and hearth and Living Flame gas fire, understairs storage cupboard and archway through to:

Dining Area

11'2 x 7'11 approx (3.40m x 2.41m approx)

Ceiling light point, wall mounted radiator, internal panelled door to breakfast kitchen with double glazed French doors leading through to:

Garden Room

16'4 x 10'4 approx (4.98m x 3.15m approx)

Double glazed bi-folding doors to the rear garden, large format tiled flooring, glass roof, recessed spotlights to the ceiling, TV point, under floor heating.

Breakfast Kitchen

10'8 x 11'3 approx (3.25m x 3.43m approx)

With a range of matching wall and base units incorporating a laminate work surface over, 1½ bowl stainless steel sink with mixer tap above, integrated oven with four ring gas hob over and built-in extractor hood above, space and plumbing for an automatic washing machine, space and point for a free standing fridge freezer, UPVC double glazed window to the rear, tiling to the floor, ample space for a breakfast table and archway through to:

Utility Room

7'3 x 5'2 approx (2.21m x 1.57m approx)

UPVC double glazed window to the side, UPVC double glazed door to the rear garden, wall mounted Worcester Bosch gas central heating boiler, space and plumbing for an automatic washing machine, wall mounted radiator, tiling to the floor, extractor fan and panelled door to:

Ground Floor w.c.

5'1 x 3'6 approx (1.55m x 1.07m approx)

UPVC double glazed window to the side, wall mounted radiator, tiling to the floor, pedestal vanity wash hand basin with tiled splashback, ceiling light point.

First Floor Landing

Ceiling light point, loft access hatch with built-in ladders, storage cupboard with shelving and panelled doors to:

Bedroom 1

12'2 x 11'9 approx (3.71m x 3.58m approx)

UPVC double glazed window to the rear, wall mounted radiator, ceiling light point and panelled door to:

En-Suite

4'6 x 6'7 approx (1.37m x 2.01m approx)

UPVC double glazed window to the side, modern three piece suite comprising of a semi recessed vanity wash hand basin with storage cabinet below, low flush w.c., walk-in shower enclosure with rain water shower head above, tiling to the floor and walls, modern heated towel rail and additional storage cabinets.

Bedroom 2

9'1 x 11'7 approx (2.77m x 3.53m approx)

UPVC double glazed window to the front, wall mounted radiator, ceiling light point.

Bedroom 3

14'2 x 8'9 approx (4.32m x 2.67m approx)

UPVC double glazed window to the front, wall mounted radiator, ceiling light point.

Bedroom 4

10'4 x 10'2 approx (3.15m x 3.10m approx)

UPVC double glazed window to the rear, wall mounted radiator, ceiling light point, built-in wardrobes, airing/storage cupboard housing the hot water cylinder.

Bathroom

7'3 x 6'1 approx (2.21m x 1.85m approx)

A modern four piece suite comprising of a double ended panelled bath with central mixer tap, wall hung vanity wash hand basin, low flush w.c., walk-in quadrant shower enclosure with electric Mira shower above, tiling to the walls and floor, ceiling light point, vertical heated towel rail.

Outside

To the front of the property there is a large block paved driveway providing ample off road parking, pathway to the front entrance door and access to the integral garage, power point and external lighting.

To the rear there is a good size landscaped garden with large paved Indian sandstone patio area, artificial lawn and fencing to the boundaries, secure gated access to the front elevation, external lighting and outside water tap.

Garage

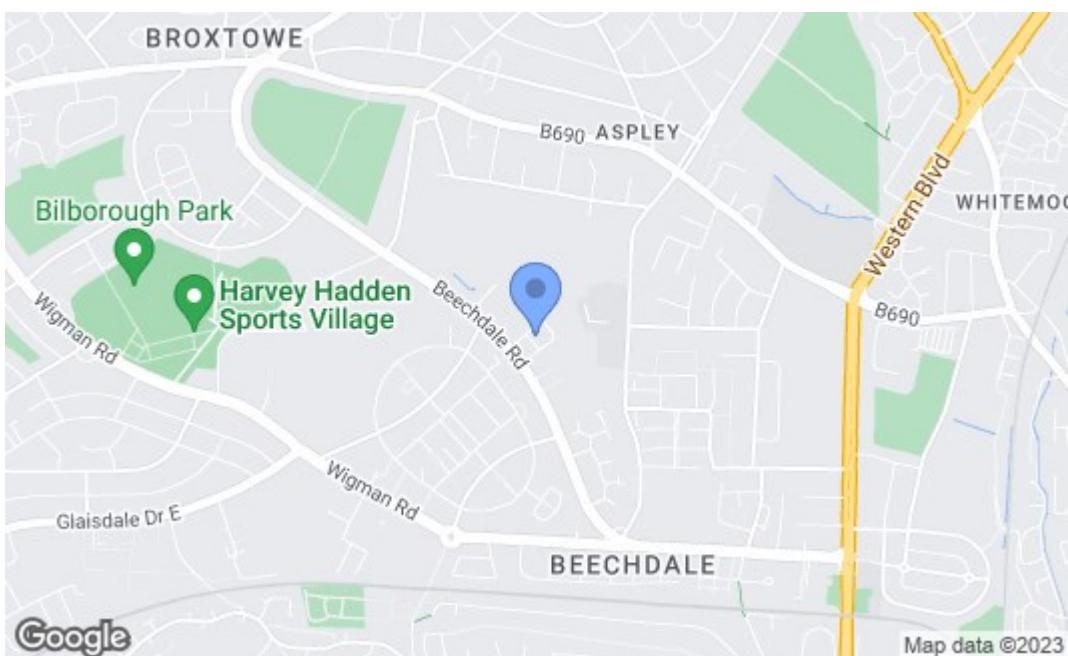
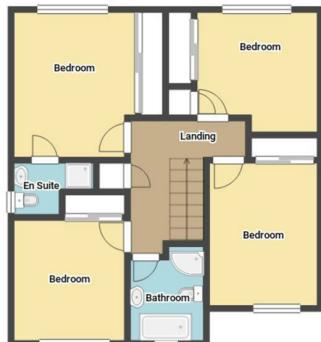
Up and over door to the front, power and lighting.

Council Tax

Nottingham Council Band D



Robert Ellis
ESTATE AGENTS



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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.