



High Main Drive,  
Bestwood Village, Nottingham  
NG6 8YX

**£475,000 - £495,000  
Freehold**

0115 648 5485



/robertellisestateagent



@robertellisea



\*\* GUIDE PRICE £475,000 - £495,000 \*\*

\*\* HIGH SPECIFICATION FAMILY HOME \*\* MUST VIEW \*\*

Robert Ellis Estate Agents are delighted to bring to the market this outstanding FIVE BEDROOM, THREE STOREY, DETACHED family home situated in a CUL-DE-SAC POSITION in the heart of Bestwood Village, Nottingham.

The home has undergone a full renovation with high-specification bathrooms and a modern open-plan living dining kitchen. It offers a contemporary feel with its modern style throughout, allowing prospective buyers to move in with ease.

Bestwood Village is a stone's throw away from Hucknall which offers successful high street and transportation links. Alongside this we have easy access to Bestwood country park offers walks in the neighbouring countryside. It is a very desirable location for any growing family.

Upon entry, you are welcomed by the spacious hallway which hosts an under the stairs bespoke storage and access to the two reception rooms currently being used as a home office and snug. Ground floor W/C and a modern open-plan living dining kitchen. Located off the lounge is a separate utility room which is used as a dog grooming room with a specific shower for dogs and access to the integral garage. The landscaped Garden can be accessed from the open-plan dining Kitchen and the separate Utility room.

Stairs leading to the first-floor landing with access to the FOUR DOUBLE bedrooms and TWO Jack and Jill En-suites.

Stairs leading to the second-floor landing with a Master bedroom Suite comprising Built in wardrobes and dressing table and a Magnificat FOUR piece suite including a Freestanding Bath with a Velux roof light above.

To the front of the home is a low-maintenance garden with a large double driveway giving access to the integral garage.

A viewing is ESSENTIAL with this property to ensure you are appreciating the HIGH SPECIFICATIONS and standards throughout- Contact the office on 0115 648 5485 before it is too late!



### Entrance Hallway

Double glazed leaded composite door to the front, stairs to the first floor, ceiling light point, modern feature radiator, understairs storage cupboard, panelled doors to:

### Ground Floor w.c.

5'10 x 2'11 approx (1.78m x 0.89m approx)

Low flush w.c., vanity wash hand basin with storage cupboard below, chrome heated towel rail, tiled splashbacks, tiling to the floor, ceiling light point, wall mounted electrical consumer unit.

### Study

10'8 x 9'8 approx (3.25m x 2.95m approx)

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

### Family Room

9'8 x 9'7 approx (2.95m x 2.92m approx)

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

### Open Plan Living/Dining Kitchen

26'6 x 19'10 max approx (8.08m x 6.05m max approx)

This extended spacious modern open plan living/dining kitchen benefits from having ample lighting with UPVC double glazed window to the rear, bi-fold doors to the landscaped rear garden, two separate large Velux powered roof lights to the extended ceiling with open apex, recessed spotlights to the ceiling, feature large format tiled floor, feature radiator, separate living and dining area open to the magnificent re-fitted kitchen.

The kitchen comprises of a range of contemporary wall and base units incorporating silestone work surface over, Neff five ring induction hob with feature motorised raising extractor unit, full bank of Neff appliances including double oven, integrated coffee machine, Blanco sink with swan neck mixer tap, integral bin units, integral Neff dishwasher, corner pantry unit, integral fridge and freezer, recessed spotlights to the ceiling, gas central heating boiler housed within a matching cupboard, zoned under floor heating, island unit incorporating a breakfast bar overhang and wine chiller.

### Utility Room

16'9 x 8'9 approx (5.11m x 2.67m approx)

UPVC double glazed door and window to the front, UPVC double glazed window to the rear, vertical feature radiator, recessed spotlights to the ceiling, large format tiling to the floor, space and plumbing for an automatic washing machine, space and point for free standing tumble dryer, integrated separate shower area currently utilised for grooming dogs and internal access to integral garage.

### First Floor Landing

Stairs to the second floor, understairs storage space, wall mounted radiator, ceiling light point, stairs to second floor and panelled doors to:

### Bedroom 2

11' x 9'11 approx (3.35m x 3.02m approx)

UPVC double glazed widow to the front, built-in wardrobes providing ample additional storage, panelled door to:

### Jack and Jill En-Suite

6'9 x 6'1 approx (2.06m x 1.85m approx)

UPVC double glazed window to the front, shower enclosure with rainwater shower head above and additional shower attachment, wall hung vanity wash hand basin with storage cupboard below, low flush w.c., tiled splashbacks, UPVC double glazed window to the front, extractor unit, ceiling light point, chrome heated towel rail. Panelled door to:



### Bedroom 4

12'11 x 11'5 approx (3.94m x 3.48m approx)

UPVC double glazed window to the front, wall mounted radiator, ceiling light point, panelled door to Jack and Jill en-suite.

### Bedroom 3

14'1 x 10'11 approx (4.29m x 3.33m approx)

UPVC double glazed window to the rear, wall mounted radiator, ceiling light point and panelled door to Jack and Jill en-suite.

### Second Jack and Jill En-Suite

8'11 x 5'9 approx (2.72m x 1.75m approx)

UPVC double glazed window to the rear, walk-in shower enclosure with multi head shower above, vanity wash hand basin, storage cupboards below, low flush w.c., UPVC double glazed window to the rear, additional built-in storage cabinet and shaver unit. Feature vertical radiator, panelled door to:

### Bedroom 5

9'7 x 9' approx (2.92m x 2.74m approx)

UPVC double glazed window to the rear, wall mounted radiator, ceiling light point, panelled door to Jack and Jill en-suite.

### Second Floor Landing

Ceiling light point, Velux roof light to the rear, door to eaves providing additional storage with separate study nook/sitting area. Panelled door to:

### Bedroom 1

16'8 x 12'4 approx (5.08m x 3.76m approx)

This bright and spacious master bedroom benefits from having four Velux roof lights to the front and rear, range of built-in wardrobes providing ample storage space, wall mounted radiator, access to eaves providing further storage and integrated dressing table, panelled door to:

### En-Suite Bathroom

12'8 x 9'5 approx (3.86m x 2.87m approx)

A modern four piece suite comprising of a walk-in shower enclosure with rain water shower head above, free standing bath with rainwater mixer tap over and additional shower attachment, his and hers dual wall hung vanity wash hand basins, wall hunt low flush w.c., tiling to the floor, tiled splashbacks, Velux roof light, ceiling light point, under floor heating, feature heated towel rail and shaver point. Additional built-in storage cabinets.

### Integral Garage

17'3 x 8'7 approx (5.26m x 2.62m approx)

Electrical up and over door to the front, light and power.

### Outside

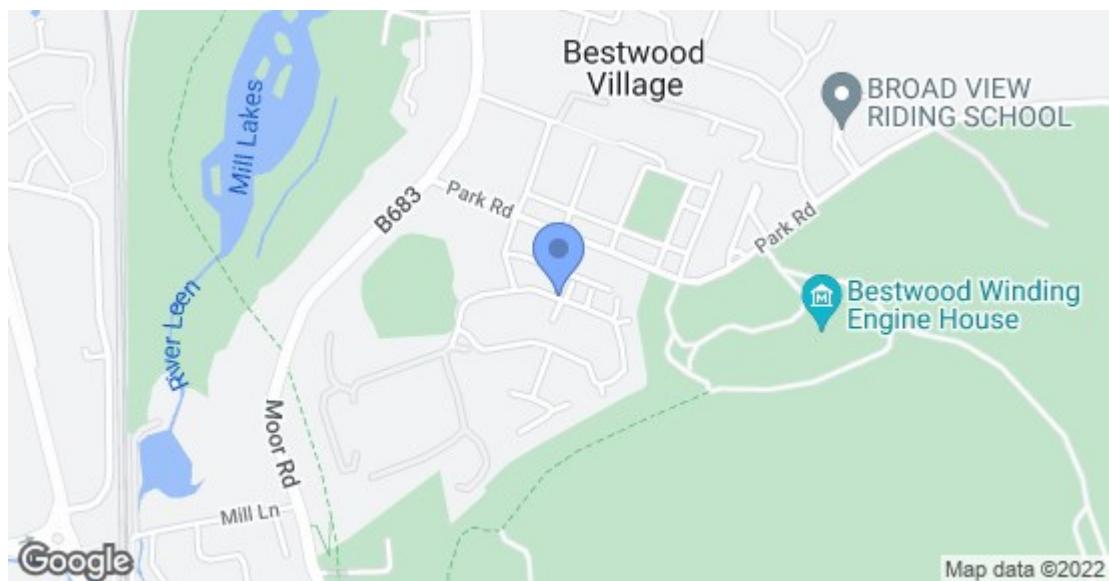
The property sits at the head of a cul-de-sac offering ample off the road vehicle hard standing to the front, driveway leading to the integral garage.

To the rear there is a landscaped garden laid mainly to lawn with paved patio area, fencing to the boundaries and mature trees providing natural screening. There is an additional garden with artificial lawn, accessed from the utility room.

### Property to sell?

If you are considering selling your property, Robert Ellis Estate Agents would be delighted to provide a FREE PROPERTY VALUATION. Call us today to make an appointment on 0115 648 5485!





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		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales 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.