Robert Ellis

look no further. . .

York Drive

Strelley, Nottingham NG8 6PP

A FOUR BEDROOM DETACHED FAMILY HOUSE.

Offers Over £350,000 Freehold

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We are pleased to offer this exceptionally well presented and re-modelled four bedroom detached family house.

This relatively modern property comes to the market in a show home style condition with a high quality of fixture and fitment throughout.

The property has a great flow of space. To the ground floor the accommodation comprises entrance hall, living room with media wall and contemporary flame effect electric fire. There is a family dining area which opens through to a fitted kitchen. Beyond this is a conservatory. Combining these three areas makes a great space for entertaining. There is a useful cloaks/WC and utility room.

To the first floor, there are four well proportioned bedrooms and a contemporary shower room/WC.

The property benefits from central heating from a gas fired combination boiler and double glazing throughout.

Situated on a generous corner plot with off-street parking to the front, attractively landscaped rear gardens with patio and lawn, and there is a purpose built garden cabin at the foot of the plot, great as a summerhouse, mancave, den, etc.

Located on this established modern development, close to local amenities including schools and good transport links to Nottingham city centre and Junction 26 of the M1 motorway.

Only upon viewing this property internally can the accommodation be fully appreciated.

ENTRANCE HALL
Central entrance hall with double glazed entrance door, stairs to the first floor with feature LED lighting. Doors to living room and dining room.

LIVING ROOM
16'3" x 13'1" (4.96 x 4)
Contemporary media wall with space/wiring for flat screen TV, shelving, contemporary living flame electric fire. Radiator, double glazed bay window to the front.

FAMILY DINING ROOM
15'6" x 7'8" (4.74 x 2.34)
A versatile space great for entertaining. Radiator, double glazed window to the front, access to the fitted kitchen.

KITCHEN
14'2" x 10'9" (4.33 x 3.28)
Incorporating a range of modern fitted wall, base and drawer units with rolled edge work surfacing and inset one and a half bowl sink unit with single drainer. Electric range-style cooker, plumbing for dishwasher, understairs store cupboard, heated towel rail, double glazed window, access to conservatory and utility room.

CONSERVATORY
9'10" x 9'3" (3 x 2.84)
PVC and double glazed construction with French doors opening to the rear garden.

UTILITY ROOM
7'10" x 6'6" (2.4 x 2)
Fitted units, work surfacing and single bowl sink unit with single drainer. Plumbing and space for washing machine, integrated freezer and cupboard housing gas combination boiler (for central heating and hot water).

CLOAKS/WC
Incorporating a two piece suite comprising wash hand basin, low flush WC. Heated towel rail, double glazed window.

FIRST FLOOR LANDING
Radiator, hatch and ladder to partially boarded loft.

BEDROOM ONE
13'1" x 11'1" increasing to 14'9" (4 x 3.4 increasing to 4.5)
Fitted wardrobes, radiator, double glazed window to the front.

BEDROOM TWO
13'4" x 7'10" (4.08 x 2.41)
Fitted wardrobes, TV point, double glazed window to the front.

BEDROOM THREE
8'11" x 9'3" (2.73 x 2.83)
Radiator, double glazed window to the rear.

BEDROOM FOUR
8'11" x 6'8" (2.72 x 2.05)
Radiator, double glazed window to the rear.

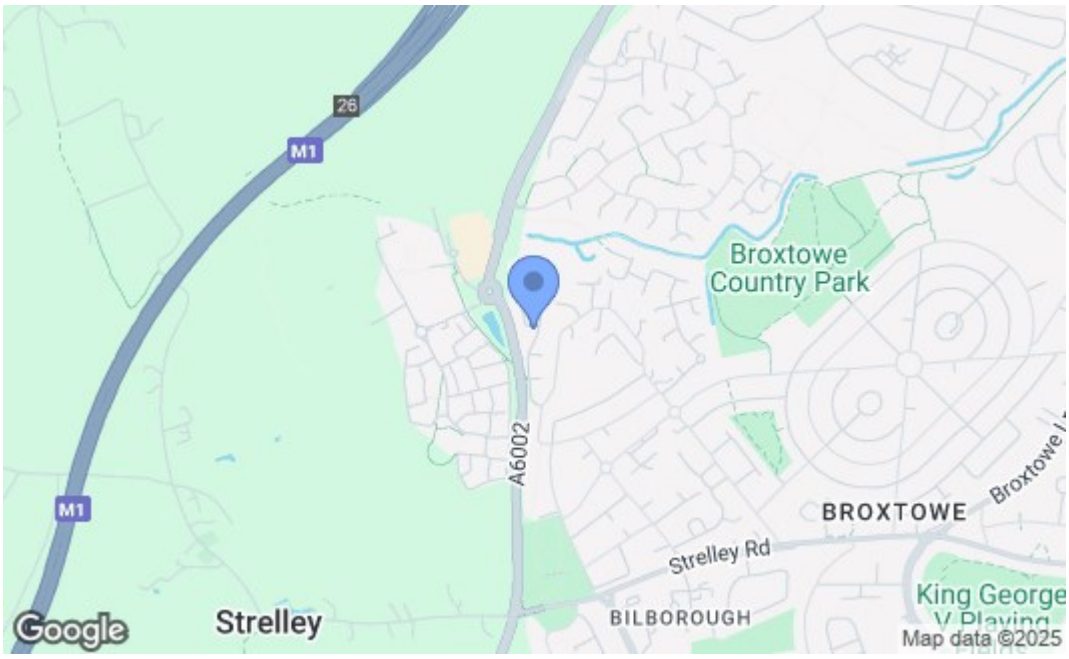
FAMILY SHOWER ROOM
Incorporating a three piece suite comprising vanity wash hand basin, low flush WC, walk-in shower enclosure with electric shower. Tiling to walls, heated towel rail, double glazed window.

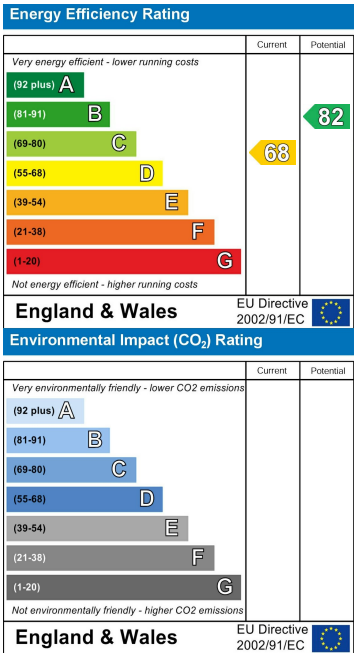
OUTSIDE
Situated on a generous corner plot with front garden laid to lawn and a driveway providing off-street parking. There is gated access to the side of the house leading to the rear garden. The rear garden has a patio and lawn, and at the foot of the plot is a garden cabin.

GARDEN CABIN
15'7" x 10'7" (4.75 x 3.25)
Light and power, great as a summerhouse, bar, den, etc.

COUNCIL TAX
Nottingham City Council Band C.

Material Information
Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating - combination boiler
Septic Tank – No
Broadband – Available
Broadband Speed - Standard 4mbps, Superfast 80mbps, Ultrafast 1000mbps
Phone Signal – Three = Green, O2, EE & Vodafone = Amber
Sewage – Mains supply
Flood Risk : Rivers & the Sea - Very Low Risk, Surface Water - Very Low Risk
Flood Defences – No
Non-Standard Construction – No





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.

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