



High Main Drive  
Bestwood Village Nottingham



# High Main Drive Bestwood Village Nottingham NG6 8YX

for sale offers over  
**£240,000**



## Property Description

Located close to Bestwood Country Park and countryside walks, this modern town house must be viewed to be fully appreciated. Set over three floors the property offers flexible living space comprising of entrance hallway, cloaks wc, kitchen and lounge with French doors leading out to the rear garden area. On the first floor there are two bedrooms and family bathroom and the second floor offers two further bedrooms (one currently being used as a second lounge) and en-suite shower room to master bedroom. This home must be viewed to be fully appreciated - Call 0115 968 0528 to arrange your viewing

## Entrance Hallway

Accessed via composite door to the front with tiled flooring and a radiator.

## Downstairs W.C

Having a radiator, low level W.C, pedestal wash hand basin and tiled flooring.

## Kitchen

6' 1" x 7' 11" Max ( 1.85m x 2.41m Max )  
Having wall and base units with work surfaces over, integrated washing machine, gas hob, electric oven and a radiator, inset sink and a half, tiled flooring, tiled splashbacks and wall mounted boiler.

## Lounge

12' 11" x 15' 4" ( 3.94m x 4.67m )  
Having laminate flooring, UPVC French doors to the rear and two radiators.

## First Floor Landing

Having windows to the front and side elevation, a radiator and doors off to:-

## Bedroom Two

.12' 11" x 12' 4" ( 3.94m x 3.76m )  
Having a radiator and window to the rear elevation.

## Bedroom Three

6' 3" x 11' 6" ( 1.91m x 3.51m )  
Having window to the front elevation and a radiator.

## Bathroom

6' 2" x 6' 8" ( 1.88m x 2.03m )  
Having tiled flooring, tiled walls, a bath, separate shower, pedestal wash hand basin, low level W.C and chrome heated towel rail.

## Second Floor

## Master Bedroom

15' 3" x 12' 11" ( 4.65m x 3.94m )  
Having window to the rear elevation and a radiator.

## En Suite

Having an electric shower, tiled walls, tiled flooring, chrome heated towel rail and extractor.

## Bedroom Four

11' 8" x 9' 3" ( 3.56m x 2.82m )

Currently being used as a secondary lounge and has laminate flooring, a radiator, window to the front elevation and storage cupboard.

## Outside

To the rear, the garden is low maintenance with paved area and gated access leading to the rear parking area and garage.

## Garage

Having an up and over door.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Burchell Edwards on

Awaiting Photograph

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EPC Rating: C

Tenure: Freehold

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