



The Drift, Nottingham NG11 8FR

welcome to

The Drift, Nottingham

A well- presented 3-bedroom semi-detached home in a popular location. Offering off-street parking, a conservatory, a utility room, a kitchen diner and a bright and spacious lounge. VIEWINGS HIGHLY RECOMMENDED, NOT TO BE MISSED!



Entrance Porch

Entering via a glazed UPVC front door, with tiled flooring. Leading into the lounge.

Lounge

10' 3" max x 22' (3.12m max x 6.71m)

A bright and spacious lounge with wooden flooring, an electric fire and patio doors leading out to the rear garden. Leading to the stair case which boasts under stairs storage.

Kitchen Area

9' 10" x 10' 8" (3.00m x 3.25m)

A well equipped kitchen with under floor heating, integrated dishwasher, fridge and freezer, gas hob and electric oven. Comprising of matching base and eye level units with a central breakfast bar. Leading to the conservatory.

Dining Area

10' 7" max x 11' 3" max (3.23m max x 3.43m max)

The dining area is open plan with the kitchen area so perfect for hosting. Fitting with wooden flooring and overlooks the rear garden.

Conservatory

9' 7" max x 10' 9" max (2.92m max x 3.28m max)

Access via the kitchen or via its own front door, the conservatory is a great additional space. Fitting with laminate flooring and patio doors out to the rear garden.

Utility Room

7' 4" x 6' 2" (2.24m x 1.88m)

Positioned off the conservatory. Comprising of a WC, a basin and plumbing for a washing machine. This space has been separated to offer a handy storage area.

Landing

Fitted with carpet, access to the loft hatch and an airing cupboard.

Bedroom 1

14' max x 10' 1" max (4.27m max x 3.07m max)

A great sized double bedroom with fitted wardrobes and dresser, and carpet.

Bedroom 2

13' 11" max x 10' 3" (4.24m max x 3.12m)

A double bedroom situated at the rear of the property, with carpet and a built-in wardrobe.

Bedroom 3

6' 10" x 10' (2.08m x 3.05m)

A front aspect single bedroom with a fitted wardrobe and carpet.

Bathroom

Comprising of a bath with a new electric over head shower, a WC, a washbasin and a radiator.

Outside

The property offer off street parking in way of a driveway. To the rear is a lovely, landscaped garden with a patio, a laid lawn and timber framed raised flower beds.



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welcome to

The Drift, Nottingham

- 3 BEDROOM SEMI DETACHED HOME
- OFF STREET PARKING
- KITCHEN DINER
- LANDSCAPED REAR GARDEN
- WELL PRESENTED THROUGHOUT

Tenure: Freehold EPC Rating: C

offers in excess of

£230,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
WBF103173 - 0005

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