

**K A T T I E
H O M E S**

1 Far Rye, Nottingham, NG8 1GJ

Offers Over £500,000

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This beautifully renovated detached property, nestled in a peaceful area with ample green spaces, offers four bedrooms, two reception rooms with garden views, a modern kitchen, and practical amenities like a double garage and ample parking. All of this making it an ideal home for families seeking modern living in a tranquil setting.





- DETACHED HOME
- FOUR BEDROOMS
- TWO RECEPTION ROOMS
- RECENTLY RENOVATED THROUGHOUT
- MAIN BEDROOM WITH EN-SUITE
- MODERN FAMILY BATHROOM
- DRIVEWAY & DOUBLE GARAGE
- BEAUTIFUL REAR GARDEN
- CLOSE TO WOLLATON PARK





Overview

Katie Homes Nottingham are presenting an immaculate detached property for sale. Here we have Far Rye, exuding class with a distinctive charm that is sure to captivate prospective buyers.

Situated in a peaceful location, with an abundance of green spaces, nearby parks, and serene walking routes, this home offers the perfect haven for families seeking tranquillity and access to an outdoor lifestyle.

The property boasts two spacious reception rooms, each featuring views of the well-established garden. The lounge is further enhanced by a cosy feature fireplace and direct access to the garden via patio doors, which provides a perfect setting for intimate family gatherings or entertaining guests.

The kitchen, recently refurbished, is equipped with modern appliances and bathed in natural light, ensuring a delightful cooking experience. A convenient downstairs WC adds to the thoughtful layout of the property.

The house comprises four bedrooms, with the main bedroom being a standout. This double room, newly refurbished, has the added benefit of an en-suite, providing a private sanctuary for the homeowners and also built in wardrobes. The remaining three bedrooms include two additional double rooms with built in storage and a single room, all designed with comfort and functionality in mind.

Unique features such as a double garage and ample parking space cater to the practical needs of a modern family. The property has been recently renovated, meaning you will have the advantage of a fresh, pristine living space.

The property falls within council tax band E and has an EPC rating of C, indicating a good energy efficiency level and making it economically sensible.

Whether you're a family looking for a safe and quiet neighbourhood or an individual who appreciates the combination of modern comfort with the charm of outdoor living, this home is an ideal choice. Its stunning features coupled with its prime location make it a rare find. This home is not just a property; it's a lifestyle opportunity.

Do not miss out on making this house your new home and contact Katie Homes Nottingham today.

Renovation Works

Since the current owner's purchase there have been significant renovations to the home including:

- + Kitchen - New 'Wren' kitchen with quartz worktops and integrated appliances
- + Kitchen - Underfloor heating
- + Bathroom - New bathroom suite fitted, including flooring, tiling, etc.
- + En-suite - New en-suite fitted, including flooring, tiling, etc.
- + WC - Newly fitted, including flooring, tiling, etc.
- + New windows and doors - New double glazed windows, patio doors and new external doors to entrance hall and kitchen
- + All radiators changed through the home, including two vertical units and column unit in lounge
- + New electrics and fuse board
- + Bespoke wardrobes fitted in three bedrooms

Entrance Hall

Lounge

19'3" x 10'7"

Dining Room

13'0" x 8'8"

Kitchen

13'0" x 8'7"

Downstairs WC

Stairs & Landing

Bedroom One

12'8" x 9'3"

En-suite

6'2" x 5'5"

Bedroom Two

9'10" x 9'8"

Bedroom Three

9'8" x 9'3"

Bedroom Four

7'6" x 6'7"

Family Bathroom

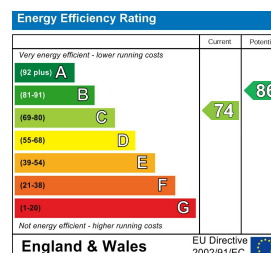
6'6" x 5'5"

Garage

16'11" x 16'4"

Garden

Parking





HAPPIER HOME HUNTING



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