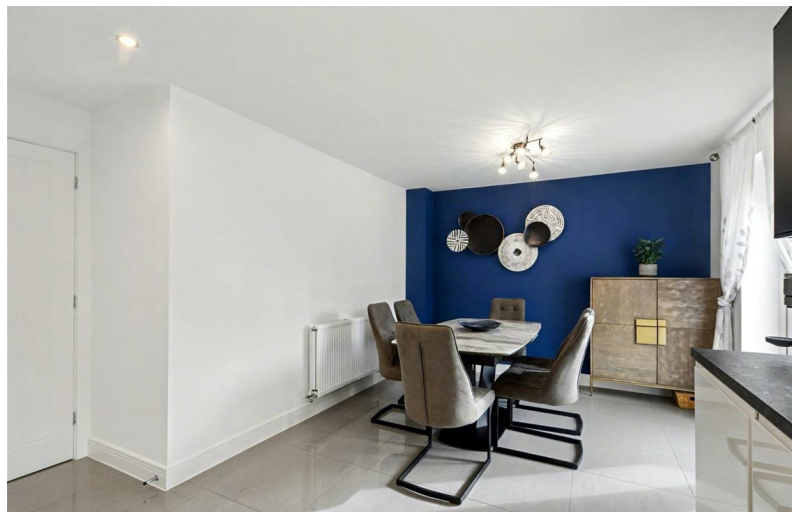
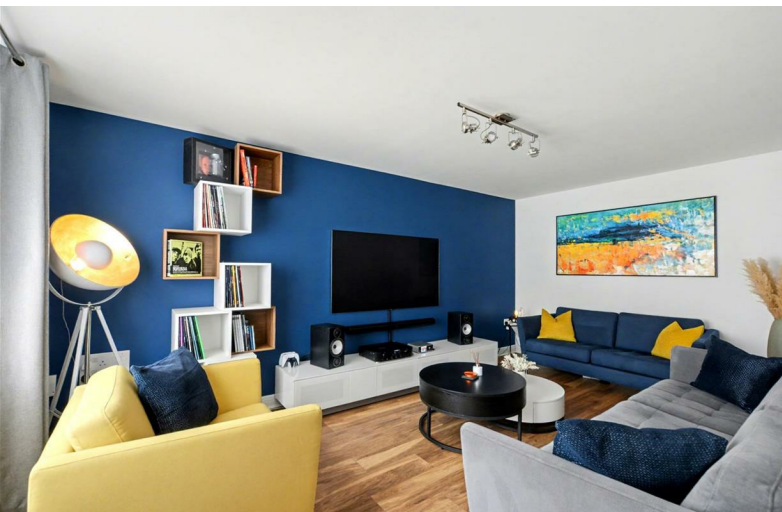




Regina Drive,
, Nottingham
NG8 3NP

£390,000 Freehold



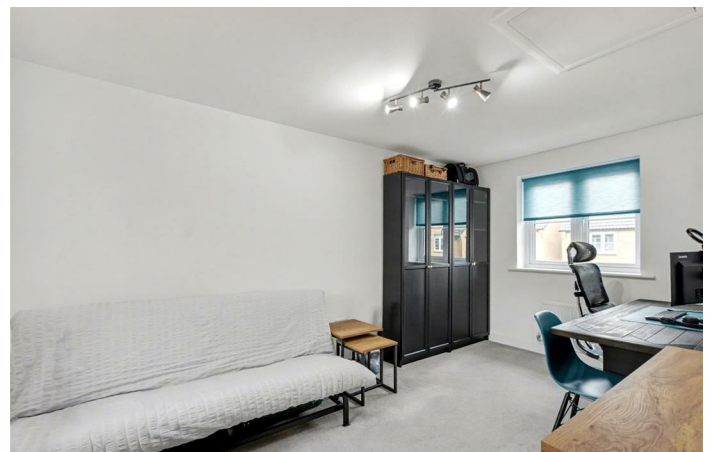
A stylish and modern four-bedroom detached house constructed by Bellway Homes.

Having been meticulously maintained and upgraded by the current vendors, this excellent house with a bright and contemporary feel throughout offers generous and versatile accommodation.

In brief the interior comprises: entrance hall, WC, sitting room, large kitchen diner, then rising to the first floor there is the main bedroom suite, three further good sized bedrooms and family bathroom.

Outside the property has landscaped and well-maintained gardens to both front and rear, a drive/car port with the garage beyond and an EV charging point.

Offering ready to move into accommodation and situated in a sought-after and established estate with a park and excellent transport links, this fabulous will appeal to a wide variety of potential purchasers.



Entrance Hall

Composite entrance door, tiled flooring, stairs off to first floor landing, radiator with decorative cover and under stairs storage cupboard.

Downstairs WC

Fitted with a low level WC, pedestal wash-hand basin, tiled splashback, radiator, tiled flooring and UPVC double glazed window.

Sitting Room

17'0" x 10'1" (5.20m x 3.09m)

UPVC double glazed window and radiator.

Kitchen Diner

13'2" x 18'5" maximum overall measurements (4.03m x 5.62m maximum overall measurements)

Fitted wall and base units, work surfacing with splashback, one and half bowl sink with mixer tap, inset gas hob with extractor above, inset electric double oven and grill, integrated fridge freezer, washing machine and dishwasher, tiled flooring, UPVC double glazed patio door to the exterior, UPVC double glazed window and concealed Logic Ideal boiler.

First Floor Landing

With radiator, loft hatch, and airing cupboard housing the hot water cylinder.

Bedroom One

18'2" decreasing to 11'3" x 10'5" (5.54m decreasing to 3.44m x 3.2m)

UPVC double glazed window, radiator and fitted wardrobe.

En-Suite

6'6" x 4'8" (2m x 1.44m)

With modern fitments in white comprising: WC, pedestal wash-hand basin, double shower cubicle with mains controlled shower, tiled walls, radiator, tiled flooring and extractor fan.

Bedroom Two

11'1" x 9'6" (3.39m x 2.90m)

UPVC double glazed window and radiator.

Bedroom Three

14'8" x 9'1" (4.48m x 2.77m)

Two UPVC double glazed windows, two radiators and loft hatch.

Bedroom Four/Study

8'4" x 7'2" (2.55m x 2.19m)

UPVC double glazed window and radiator.

Bathroom

7'1" x 7'0" (2.17m x 2.14m)

Fitments in white comprising: WC, pedestal wash-hand basin, bath with mains control shower over, part tiled walls, radiator, tiled flooring, extractor fan, and UPVC double glazed window.

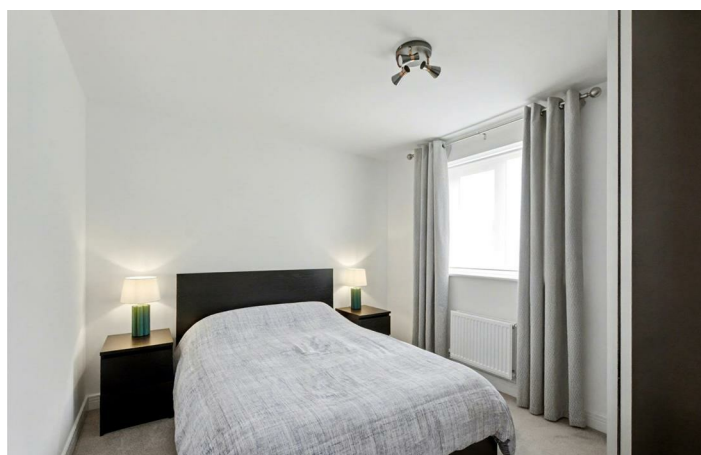
Outside

To the front the property has railings and established shrubs with blocked paved path to the front door, and a drive/carport with the garage beyond and EV charger. To the rear the property has an enclosed and landscaped garden with patio, outside tap, lawn and established shrubs.

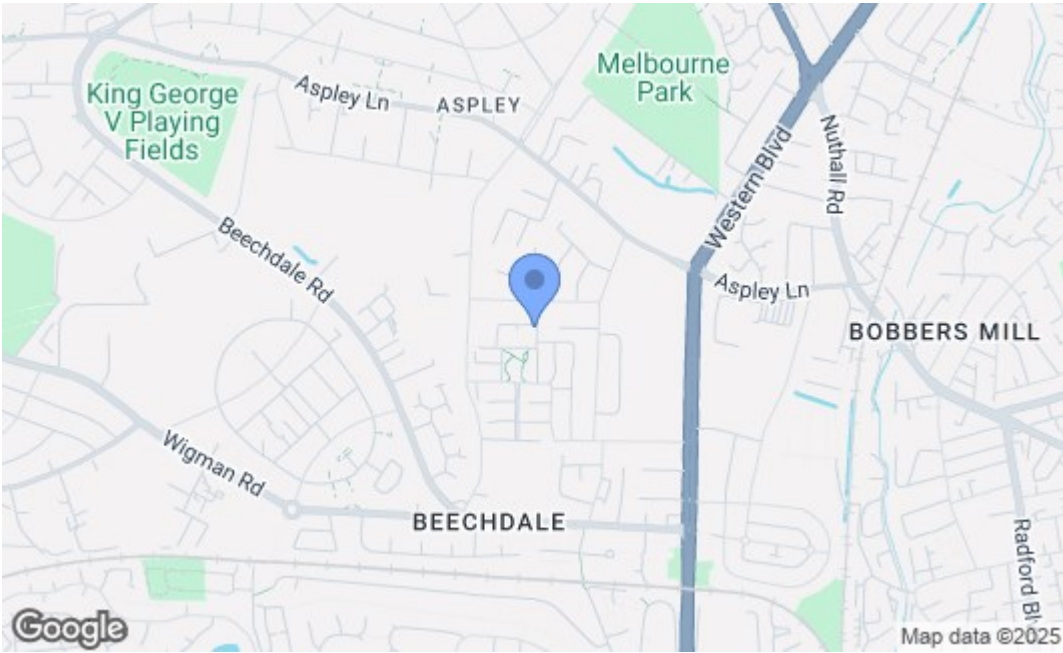
Garage

19'8" x 11'5" (6m x 3.5m)

Up and over door to the front, light and power.



Robert Ellis
ESTATE AGENTS



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	84	
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.