

19 Yellowhammer Way, NG14 6TF

£360,000

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Marriotts



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, NG14 6TF

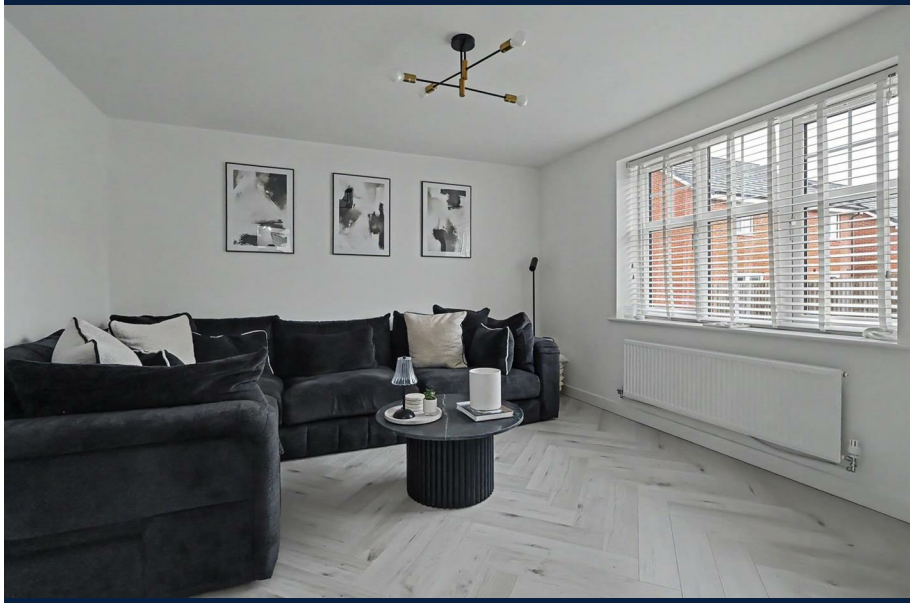
- Three story detached house
- Three bathrooms (two en-suite)
- Detached double garage
- 4 double bedrooms
- Stunning kitchen diner + utility room
- Large plot with landscape gardens

An exceptional four-bedroom detached family home, occupying a superb position at the end of a private cul-de-sac on the edge of the popular village of Calverton. Built by Persimmon Homes in 2022, this impressive property boasts a detached double garage, beautifully presented accommodation across three floors and a host of stylish upgrades!





£360,000



Overview
The ground floor features large-format porcelain floor tiling flowing seamlessly through the entrance hallway, dining kitchen and separate utility room. The stunning kitchen is complemented by solid quartz worktops and LED kickboard lighting, with double doors opening onto the beautifully landscaped rear garden. Designed with low maintenance in mind, the garden features a porcelain tiled patio, timber sleeper borders and an artificial lawn, creating the perfect space for outdoor entertaining.

To the first floor are three bedrooms, a family bathroom and an en-suite shower room, whilst the impressive master bedroom suite occupies the entire top floor, complete with its own en-suite.

Enjoying a desirable position on the very edge of Calverton, the property offers easy access to the village centre and its range of local amenities, along with convenient main road links to surrounding areas.

A superb modern family home combining contemporary styling, spacious accommodation and an enviable location – viewing is strongly advised!

Entrance Hall
With composite front entrance door, radiator, stair to the floor landing, doors leading to the living room and downstairs toilet, and large porcelain floor tiles continuing through to the kitchen diner.

Downstairs Toilet
With a dual-flush toilet, corner pedestal wash basin, LED downlight, extractor and radiator.

Living Room
With LVT herringbone flooring, UPVC double-glazed front window, radiator and points for a wall-mounted TV.

Kitchen Diner
The kitchen area has a range of wall and base units with solid quartz worktops, upstands and drainer with undercounter one-and-a-half-bowl stainless steel sink. Brushed steel trim electric oven, four-ring induction hob, brushed steel extracted canopy, integrated dishwasher and fridge freezer. LED downlights, radiator, UPVC double-glazed rear window and door leading to the utility room. The dining area has double doors leading out to the rear garden and patio.

Utility Room
Matching units, quartz worktops and upstands. Concealed Ideal Logic combination gas boiler, plumbing for washing machine and UPVC double-glazed side door.

First Floor Landing
Built-in cupboard, stairs to the 2nd-floor landing and doors to 3 bedrooms and family bathroom.

Bedroom 2
UPVC double-glazed front window, radiator and herringbone laminate flooring.

En-suite
With marbled tiled floor, the suite consists of a tiled cubicle with mains shower, dual-flush toilet and pedestal wash basin. Anthracite ladder towel rail, LED downlights, extractor fan and a UPVC double-glazed front window.

Bedroom 3
UPVC double-glazed rear window and radiator.

Bedroom 4
UPVC double-glazed rear window, radiator and grey wood laminate flooring.

Bathroom
Also with marbled tiled floor with suite consists of a bath, dual-flush toilet and pedestal wash basin with tiled surround, anthracite ladder towel rail, LED downlights, extractor fan, and UPVC double-glazed side window.

Second Floor Bedroom 1
Occupying the whole top floor, with a large built-in storage cupboard, front skylight window with blackout blind, radiator and a UPVC double-glazed dormer window to the rear.

En-suite
With marbled tiled floor, the suite consists of a tiled cubicle with main shower, dual-flush toilet and pedestal wash basin. Anthracite ladder towel rail, LED downlights, extractor fan, electric shaver point and a rear skylight window.

Outside
To the front is an ample block-paved driveway, providing parking at the end of the private cul-de-sac. On the left, there is a detached double garage with power connected. The land runs down the left hand side of the property to the rear boundary fence. Side-gated access leads to the rear, where there is a full-width porcelain-tiled patio, with sleeper and white gravel borders. Central steps lead up to the artificial lawn, enclosed a fenced perimeter.

Material Information
TENURE: Freehold
COUNCIL TAX: Gedling Borough Council - Band D
PROPERTY CONSTRUCTION: Cavity Brick
ANY RIGHTS OF WAY AFFECTING PROPERTY: Yes - shared driveway
CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: No
FLOOD RISK: very low
ASBESTOS PRESENT: No
ANY KNOWN EXTERNAL FACTORS: No
LOCATION OF BOILER: Utility room



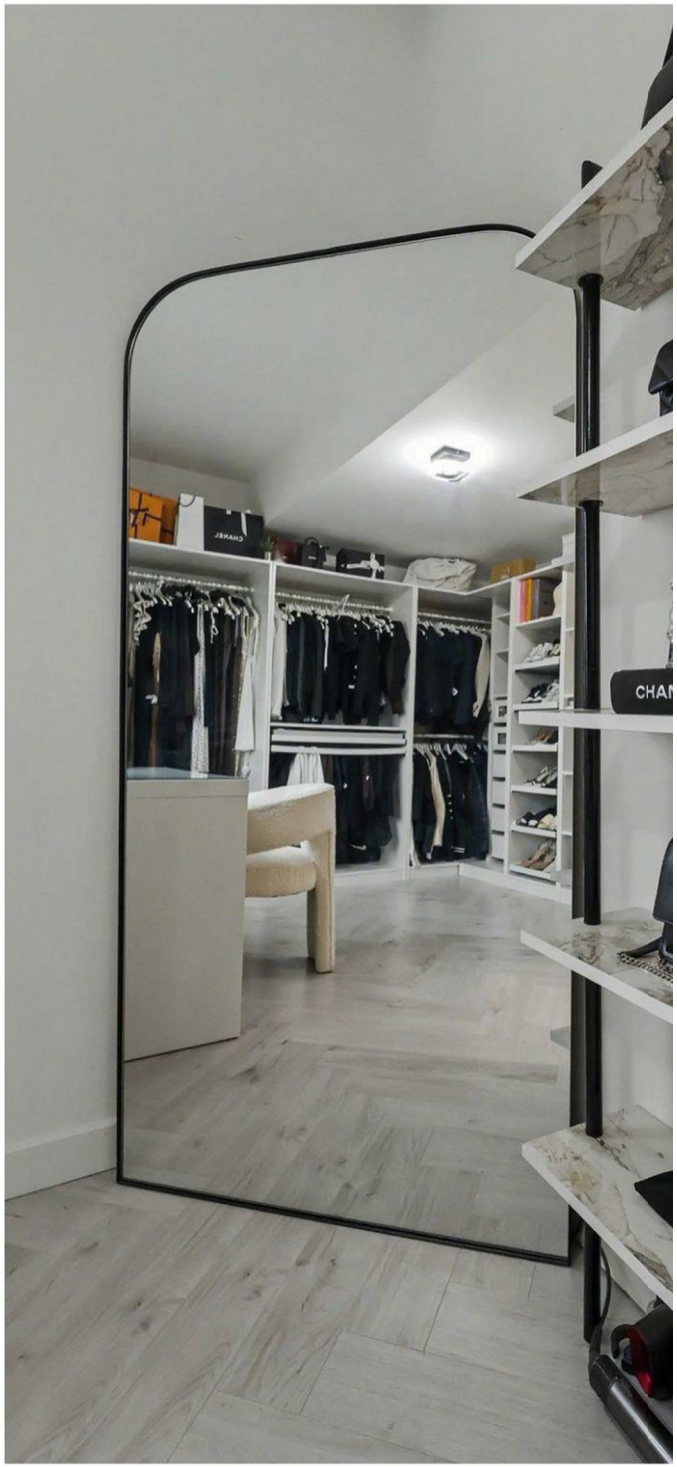




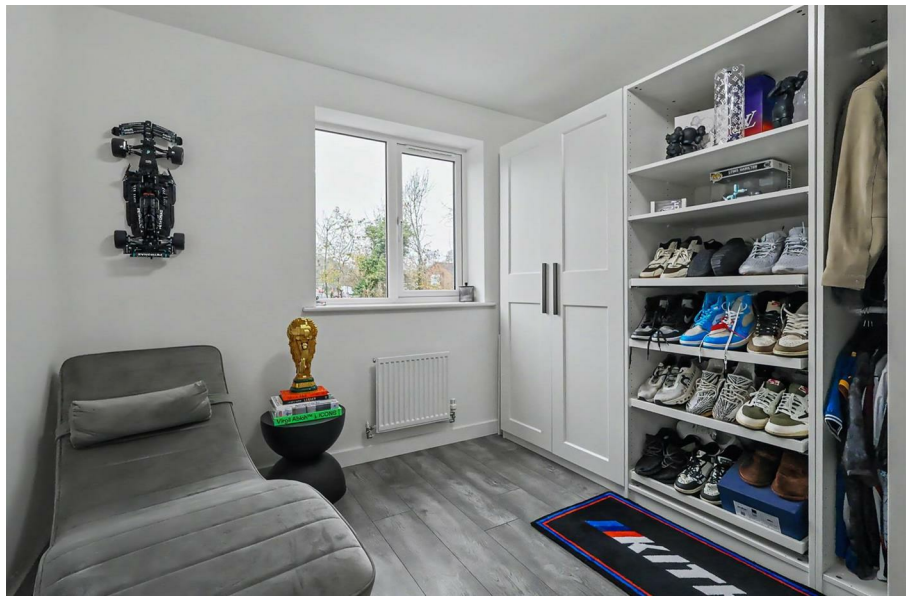








UTILITIES - mains gas, electric, water and sewerage.
MAINS GAS PROVIDER: TBC
MAINS ELECTRICITY PROVIDER: TBC
MAINS WATER PROVIDER: Severn Trent
MAINS SEWERAGE PROVIDER: Severn Trent
WATER METER: Yes
BROADBAND AVAILABILITY: Please visit Ofcom - Broadband and Mobile coverage checker.
MOBILE SIGNAL/COVERAGE: Please visit Ofcom - Broadband and Mobile coverage checker.
ELECTRIC CAR CHARGING POINT: not available.
ACCESS AND SAFETY INFORMATION: Level access





Approx Gross Internal Area
112 sq m / 1207 sq ft



Ground Floor
Approx 44 sq m / 472 sq ft

First Floor
Approx 44 sq m / 474 sq ft

Second Floor
Approx 24 sq m / 261 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Please contact us on 0115 953 6644 should you wish to arrange to view this property or if you require any further information.

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