

**97 High Main Drive, Bestwood Village,**
**Nottingham, Nottinghamshire NG6 8YU**

**£280,000**

Tel: 0115 9680268

jms

- Quiet Residential Location
- Two En Suites & Bathroom
- Viewing Essential To Appreciate
- Extremely Spacious Layout
- Four Generous Bedrooms
- No Upward Chain

An extremely spacious, modern four bedroom, three bathroom, town house spanning over three generous floors offering an excellent amount of living space for even the larger families. The accommodation has recently undergone a complete full decoration and new flooring throughout offering a neutrally presented, clean and stylish space to just move straight in and enjoy. The property comes offered to the market with the benefit of no upward chain.

The incredibly spacious accommodation spans perfectly over three large floors, comprising an entrance hall with access into a downstairs WC, generous kitchen diner and a large integral garage. To the first floor landing there is a double bedroom with en suite shower room and a spacious living room. Finally to the second floor there is a master bedroom with en suite shower room, two further bedrooms and a family bathroom.

Externally, the property stands in a lovely quaint position tucked off the main stretch of High Main Drive itself having an initial driveway which provides off road parking, leading onto an integral garage. To the rear of the property there is a generous garden offering plenty of external space which is majority laid to lawn and securely enclosed to all sides with an access gate to the rear.

**ENTRANCE HALL**
w: 5.51m x l: 2.49m (w: 18' 1" x l: 8' 2")
With a handy storage cupboard, door into the downstairs WC, integral garage and into the dining kitchen. There is also ceiling lighting and stairs rising to the first floor landing.

**DOWNSTAIRS WC**
w: 1.91m x l: 1.09m (w: 6' 3" x l: 3' 7")
With low flush WC and wash hand basin. There is also ceiling lighting and an extractor fan.

**KITCHEN DINER**
w: 5.08m x l: 2.97m (w: 16' 8" x l: 9' 9")
With a fully fitted range of wall cupboards, base units and drawers with working surfaces over. Inset sink with drainer and chrome mixer tap. There is also integrated appliances including oven, four ring hob and wall mounted extractor hood over and an integrated washing machine. There is also ceiling lighting, understairs storage cupboard and double glazed French doors and window opening onto the rear elevation.

**FIRST FLOOR LANDING**
w: 3.07m x l: 2.87m (w: 10' 1" x l: 9' 5")
With ceiling lighting and stairs rising to the second floor landing.

**LIVING ROOM**
w: 5.08m x l: 3.86m (w: 16' 8" x l: 12' 8")
A spacious living room with radiators, ceiling lighting, double glazed window and patio doors opening onto a Juliette balcony.

**BEDROOM TWO**
w: 3.81m x l: 3.51m (w: 12' 6" x l: 11' 6")
A well proportioned double bedroom with a radiator, ceiling lighting and double glazed window to the rear elevation.

**EN-SUITE**
w: 2.46m x l: 1.83m (w: 8' 1" x l: 6' )
With three piece suite comprising a double width shower enclosure with wall mounted shower, wash hand basin and a low flush WC. There is also a radiator, ceiling lighting and an obscure double glazed window to the rear elevation.

**SEPARATE WC**
w: 1.91m x l: 1.04m (w: 6' 3" x l: 3' 5")
A separate WC conveniently placed next to the living room having a low flush WC and a wash hand basin. There is also ceiling lighting and extractor fan.

**SECOND FLOOR LANDING**
w: 2.87m x l: 2.29m (w: 9' 5" x l: 7' 6")
With ceiling lighting and storage cupboard.

**MASTER BEDROOM**
w: 4.39m x l: 3.12m (w: 14' 5" x l: 10' 3")
A spacious master bedroom with a radiator, ceiling lighting and two double glazed windows to the front elevation.

**EN-SUITE**
w: 1.93m x l: 1.4m (w: 6' 4" x l: 4' 7")
A sleek & stylish shower room with three piece suite comprising a shower enclosure with wall mounted shower, wash hand basin and a low flush WC. There is also a radiator, ceiling lighting and an extractor fan.

**BEDROOM THREE**
w: 3.51m x l: 2.74m (w: 11' 6" x l: 9' )
A third generous bedroom with a radiator, ceiling light point and a double glazed window.

**BEDROOM FOUR**
w: 2.46m x l: 2.29m (w: 8' 1" x l: 7' 6")
A fourth & final bedroom with a radiator, ceiling light point and a double glazed window.

**FAMILY BATHROOM**
w: 2.74m x l: 1.75m (w: 9' x l: 5' 9")
With three piece suite comprising a panelled bath, low flush WC and a wash hand basin. There is also a radiator, ceiling lighting and an extractor fan.

**OUTSIDE**
Externally, the property stands in a lovely quaint position tucked off the main stretch of High Main Drive itself having an initial driveway which provides off road parking, leading onto an integral garage. To the rear of the property there is a generous garden offering plenty of external space which is majority laid to lawn and securely enclosed to all sides with an access gate to the rear.

**VIEWING INFORMATION**
Viewing of the property is strictly by appointment only. To book a viewing please call our Sales team headed up by our Associate Director, Ben Pycroft on our office number 0115 968 0268.

**TENURE**
The property is being sold as a freehold. With vacant possession on completion. The additional information provided for council tax, service charges and ground rents (where applicable) is only an estimation. Please check with your Sales Advisor for more specific detail.

**MORTGAGE ADVICE**
JMS are able to provide you with the details of a trusted independent mortgage advisor. If you are interested in speaking with our recommended mortgage advisor, please let the sales team know. Your home will be at risk if you do not keep up to date with payments of your mortgage or secured loans on the property. We are unable to give you any advice when it comes to mortgage products, nor should you take anything discussed verbally or in writing from anyone employed by JMS as advise on any financial products.

**FIXTURES & FITTINGS**
No fixtures or fittings in mentioned in these details are confirmed to be sold within the purchase price listed and/or agreed. Matters surrounding any fixtures and fittings detailed in this brochure or otherwise should be discussed as a separate matter. JMS take no responsibility for the condition, status or working order of any fixtures and fitting mentioned in this brochure or otherwise.

























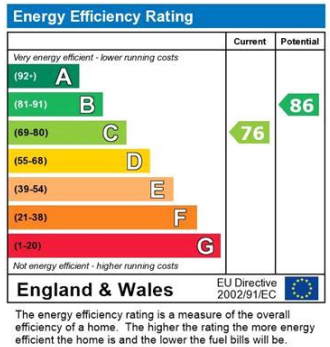











Viewing by appointment only
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