



**6 Beldover Drive
Strelley, Nottingham NG8 6DQ**

£550,000

A well proportioned five bedroom detached house with double garage.



A well proportioned five bedroom detached house with double garage.

This stylish and contemporary property was constructed four years ago and is still as good as new with a variety of modern fixtures and fittings throughout, situated in a well established residential location within close proximity of a variety of local shops and amenities including schools and colleges, transport links and the A52 and M1 for further afield.

This beautiful property is considered an ideal opportunity for a range of potential purchasers including families.

In brief the light and airy internal accommodation which is split over three floor comprises: Entrance hallway, lounge, sitting room, open plan kitchen/diner, utility room, study and WC to the ground floor; to the first floor you will find a master bedroom with separate dressing room and en-suite, two further double bedrooms and a family bedroom, to the second floor you will find two double bedrooms and a shared bathroom/en-suite.

To the front the property benefits from two small lawned front gardens with mature shrubs and a footpath leading to the front door, a generous driveway with ample car standing to the side leading to the double garage and gated access to the enclosed and well maintained rear garden where you will find a patio with spacious lawn beyond, stocked borders and fenced boundaries.

In order for this great property to be fully appreciated an early internal viewing comes highly recommended.



Entrance Hallway

With a composite front door, tiled flooring, useful storage cupboard, UPVC double glazed window to the front, stairs to the first floor, radiator and doors to the WC, kitchen/diner, study and lounge.

Lounge

16'5" x 12'3" (5.01 x 3.75)

With two UPVC double glazed windows to the front, radiator and door to the sitting room.

Sitting Room

10'6" x 10'1" (3.22 x 3.08)

With UPVC double glazed French doors with flanking windows to the rear, radiator and door to the kitchen/diner.

Kitchen/Diner

20'0" x 13'5" (6.11 x 4.11)

A light and airy open plan space comprising a range of modern wall, base and drawer units, work surfaces, integrated electric oven and grill, six burner gas hob with an aluminium splashback, fridge freezer, one and a half bowl sink with drainer and mixer tap, tiled flooring, two radiators, UPVC double glazed French doors with flanking windows to the rear, UPVC double glazed window to the rear, spotlights and door to the utility room.

Utility Room

6'0" x 5'2" (1.85 x 1.59)

With work surfaces, sink with drainer and mixer tap, plumbing for a washing machine and tumble dryer, wall mounted Ideal combination boiler, tiled flooring, radiator and composite door to the side.

Study

9'9" x 9'4" reducing to 8'2" (2.99 x 2.85 reducing to 2.49)

With UPVC double glazed window to the front and radiator.

WC

With WC, pedestal wash hand basin, radiator, tiled flooring and splashbacks, spotlights and extractor fan.

First Floor Laning

With UPVC double glazed window to the front, radiator, stairs to the second floor, airing cupboard housing the hot water cylinder and doors to the bathroom and three bedrooms.

Bedroom One

16'5" x 12'5" (5.01 x 3.79)

With two UPVC double glazed windows to the front, two radiators and an opening to the dressing room.

Dressing Room

10'5" x 6'2" (3.2 x 1.89)

With fitted wardrobes, UPVC double glazed window to the rear, radiator and door to the en-suite.

En-suite

Incorporating a four piece suite comprising panelled bath, shower, pedestal wash hand basin, WC, tiled splashbacks, UPVC double glazed window to the rear, heated towel rail, spotlights and extractor fan.

Bedroom Four

15'5" x 10'5" (4.71 x 3.2)

With two UPVC double glazed windows to the rear and radiator.

Bedroom Five

11'5" x 11'5" reducing to 9'1" (3.49 x 3.48 reducing to 2.78)

With two UPVC double glazed windows to the front and radiator.

Bathroom

Incorporating a four piece suite comprising panelled bath, shower, pedestal wash hand basin, WC, tiled splashbacks, UPVC double glazed window to the rear, heated towel rail, spotlights and extractor fan.

Second Floor Landing

With a Velux window, useful storage cupboard and doors to the bathroom and two bedrooms.

Bedroom Two

18'4" x 12'6" (5.59 x 3.82)

With UPVC double glazed window to the front, four Velux windows to the rear, two radiators and door to the en-suite/bathroom.

En-Suite/Bathroom

Incorporating a four piece suite comprising panelled bath, shower, pedestal wash hand basin, WC, tiled splashbacks, Velux window, heated towel rail and extractor fan.

Bedroom Three

18'4" x 12'6" (5.59 x 3.82)

With UPVC double glazed window to the front, four Velux windows to the rear and two radiators.

Outside

To the front the property benefits from two small lawned front gardens with mature shrubs and a footpath leading to the front door, a generous driveway with ample car standing to the side leading to the double garage and gated access to the enclosed and well maintained rear garden where you will find a patio with spacious lawn beyond, stocked borders and fenced boundaries.

Garage

With an up and over garage door, electricity, loft space and door to the side.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	86	91
(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		

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