



# HOPKINS & DAINTY

ESTATE AGENTS



**Regina Drive, Nottingham, NG8 3NP**

**£375,000**

HOPKINS & DAINTY of TICKNALL bring to the market this lovely detached family home. Set on a modern residential development on the West side of Nottingham, just off Western Boulevard. Built by Bellway Homes in 2019 with a South facing rear garden, side car port and garage. The accommodation comprises entrance hallway with a guest WC; front lounge and a rear kitchen/diner with French doors opening onto the garden and a comprehensive range of integrated appliances. On the first floor there are three double bedrooms, the master having fitted wardrobes and an En-suite shower room. There is also a single fourth bedroom (or dressing room/study) and the main family bathroom with a three piece suite.

The property has gas central heating and double glazing and is well positioned for access into Nottingham via the ring road and the M1 at junctions 26 or 25.

If you would like to see this home for yourself, feel free to let us know when you are available, by e-mail or phone. We are open 7 days a week.



### Entrance Hallway



Accessed via a double glazed entrance door. With tiled flooring, a radiator, stairs rising to the first floor with a storage cupboard under and doors leading off.

### Kitchen/Diner 18'5" x 13'2">10'4" (5.62 x 4.03>3.15)



Spanning the full width of the property with French doors opening onto the garden. Fitted range of base and wall units with worktops and an inset sink and drainer. There is a built in double electric oven, gas hob and hood; along with an integrated dishwasher, fridge/freezer and washer/dryer. Boiler cupboard housing the wall mounted gas boiler. Tiled flooring, a radiator, ceiling spotlights and a double glazed rear window.

### Lounge 17'0" x 10'1" (5.20 x 3.09)



Spacious sitting room with luxury vinyl tile flooring, a radiator and double glazed front window.

### Guest WC



Two piece suite comprising WC and wash hand basin. With tiled flooring, a radiator and double glazed front window.

### First Floor Landing



With a built in airing cupboard housing the hot water cylinder, loft access and doors leading off.

**Master Bedroom 11'3" x 9'10" (3.44 x 3.02)**



Front double bedroom with a radiator, double glazed window, dressing area and en-suite shower room.

#### **Dressing Area**

With fitted floor to ceiling wardrobes.

**En-Suite Shower Room 6'6" x 4'8" (2.00 x 1.44)**



Three piece suite comprising shower, wash hand basin and WC. With tiled splashbacks and flooring, a radiator, ceiling spotlights and an extractor vent.

**Bedroom 2 14'8" x 9'0" (4.48 x 2.76)**



Good size second double bedroom, with double glazed front and rear windows, two radiators and loft storage space.

**Bedroom 3 11'1" x 9'6" (3.39 x 2.90)**



Third double bedroom with a radiator and double glazed rear window.

**Bedroom 4 8'3" x 7'2" (2.53 x 2.20)**



Single fourth bedroom (or dressing room/study); with a



radiator and double glazed front window.

#### Bathroom 7'1" x 7'0" max. (2.18 x 2.14 max.)

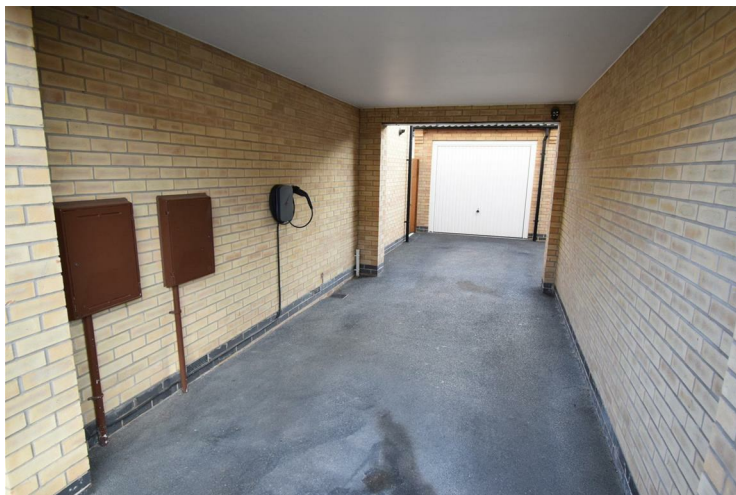


Three piece suite comprising bath with a shower over and screen; wash hand basin and WC. Tiled splashbacks and flooring, a radiator and double glazed rear window.

#### Frontage

At the front of the property is a shrub border garden with a metal fence. Path to the entrance door with a storm canopy and outside lighting.

#### Car Port 14'9" x 9'2" (4.50 x 2.80)



Side car port providing covered parking with an electric car charging point. Access to the garage and rear garden.

#### Garage 19'10" x 10'0" max. (6.05 x 3.05 max.)

With an up and over door, light and power connected and roof storage space.

#### Garden



Enclosed South facing rear lawn and patio garden. With shrub borders, fencing to the boundary and gated side access.

#### Service Charge

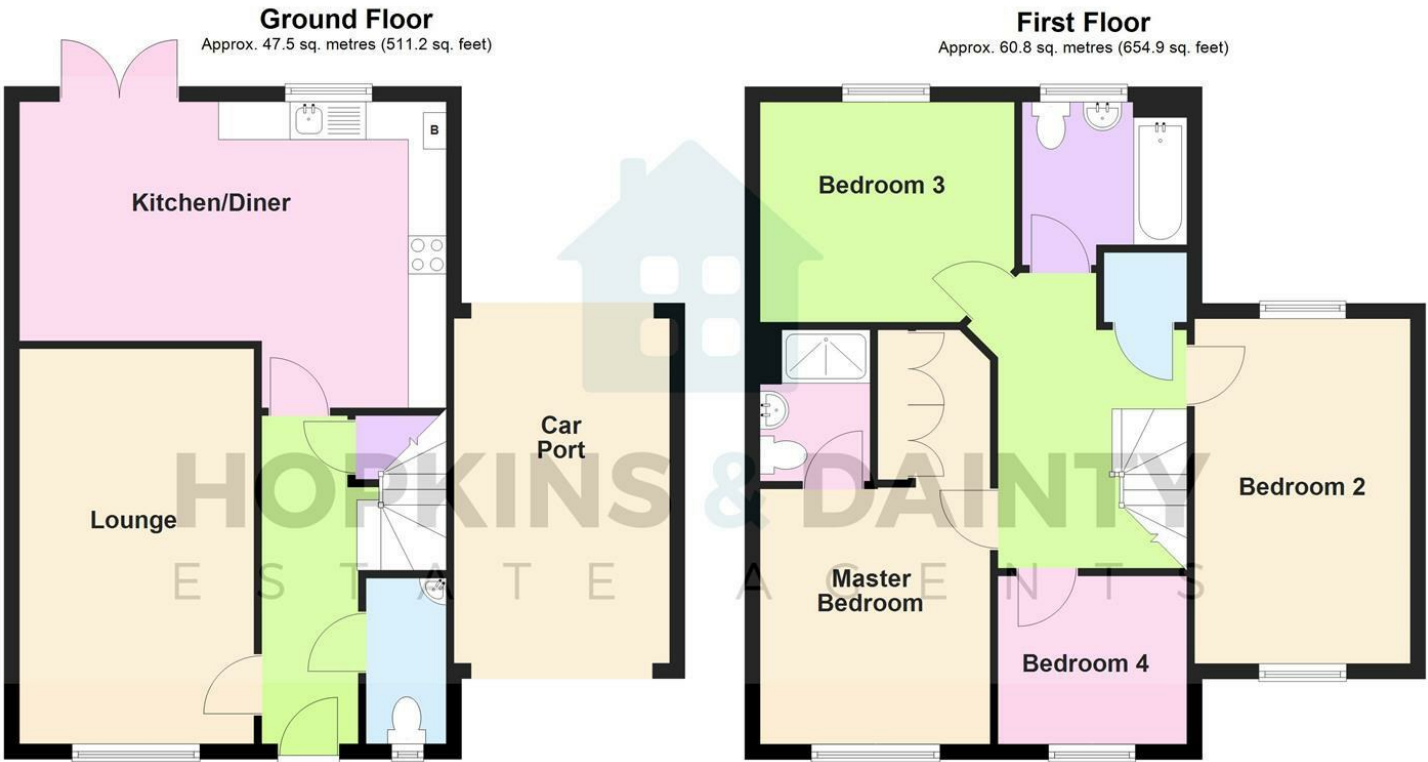
We understand that this property is subject to an annual estate maintenance charge. We always recommended buyers to get their legal adviser to verify these details prior to exchange of contracts.

#### Important Information

These sales details are produced in good faith with the approval of the vendors and are given as a guide only. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. Please note that we have not tested any of the appliances or systems at this property and cannot verify them to be in working order. Unless otherwise stated fitted items are excluded from the sale, such as carpets, curtains, light fittings and sheds. These sales details, the descriptions and the measurements therein do not form part of any contract and whilst every effort is made to ensure accuracy this cannot be guaranteed. Nothing in these details shall be deemed to be a statement that the property is in good structural condition or otherwise. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only. Photographs are taken with a wide angle digital camera. Nothing herein contained shall be a warranty or condition and neither the vendor or ourselves will be liable to the purchaser in respect of any mis-statement or misrepresentation made at or before the date hereof by

the vendor, agents or otherwise. Any floor plan included is intended as a guide layout only. Dimensions are approximate. Do Not Scale.

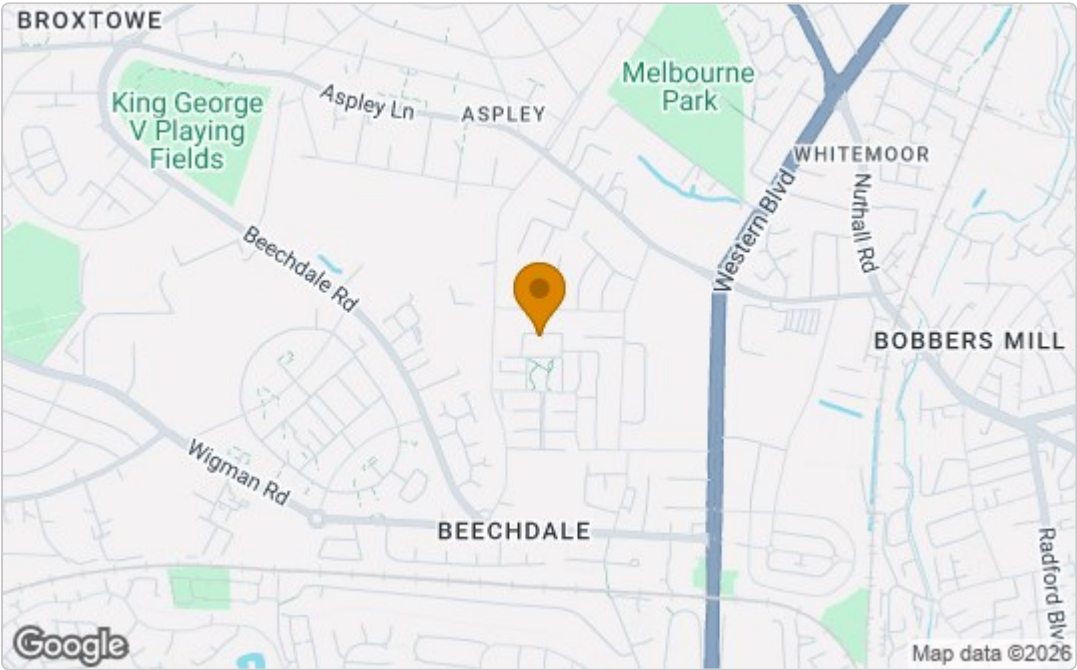
Floor Plan



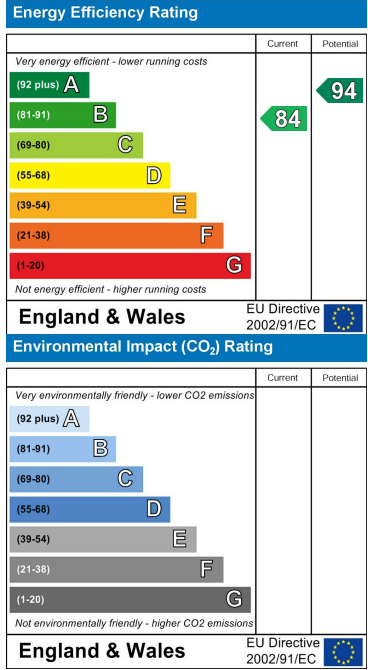
Total area: approx. 108.3 sq. metres (1166.1 sq. feet)

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Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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