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**10 TORKARD DRIVE**

**HERONRIDGE**

**NOTTINGHAM**

**NG5 9HR**



**GUIDE PRICE £220,000 - £230,000**

**VIEWING**

By appointment through the selling agent on (01623) 422000  
16 Albert Street, Mansfield, Nottingham, NG18 1EB.

**TENURE**

Freehold

- Attractive Link Detached Property
- Three Good Sized Bedrooms
- Dining Kitchen
- Ground Floor W.C.
- Utility Room
- Modern Family Bathroom
- Gardens to the Front and Rear
- Off Street Parking for Three Cars
- Converted Garage with Versatile Usage
- Popular & Convenient Location With Good Transport Links

also at: 7 high street, hucknall, nottingham NG15 7HJ tel: 0115 968 0809

VAT no. 254 2330 33

registered address: 1 derby road, eastwood, nottingham NG16 3PA

company no. 8628610

Looking for something with charm and character, then this is the property for you. The front has fantastic kerb appeal and offers plenty of room to park with a large driveway with cedar-built wood store and bin store with slate roof, slated area and lawn.

Inside it continues to impress with a welcoming hallway, spacious dining kitchen and a lounge with a stunning feature fireplace. The property has been extended to the rear to incorporate a separate utility area and a downstairs W.C and what's more the garage has been converted to a usable space; currently set up as a gym with a further utility/storage area to the rear. This extra space is perfect for those working from home who want to keep their workspace separate from their living space.

Upstairs this property offers three good sized bedrooms with the smallest of the rooms measuring 8'10 x 8' which is much larger than the average third bedroom in a property of this style. The Dorma has created a great space for a modern bathroom suite and despite the first-floor rooms sitting within the roof line there is still a large attic ideal for storage. The elevated position of this property also affords the rear first floor rooms the benefits of the views beyond.

The property has been well maintained having been newly decorated with neutral décor and recently fitted carpets and floor coverings throughout. There are UPVC windows throughout, gas central heating with newly fitted combi boiler and individual room thermostats and the benefit of a security alarm system.

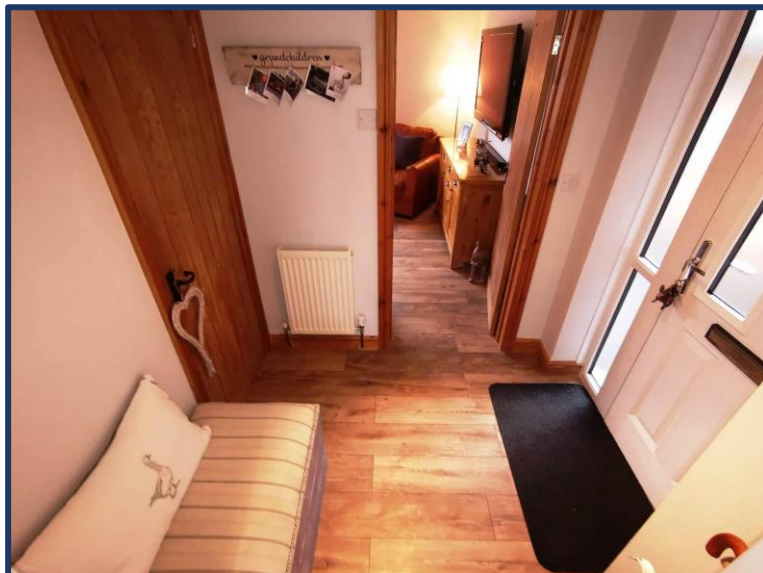
The rear garden doesn't disappoint either with a raised patio area ideal for outside dining and a nice sized lawn with stocked borders.

This property really does tick all the boxes including its popular and convenient location and is ready to move straight into. We recommend early viewing to avoid disappointment.

UPVC double glazed entrance door into:

### **ENTRANCE LOBBY**

With ample space to kick off your shoes the lobby offers a welcoming entrance with ceiling light point, power point, radiator and a full height under stairs storage cupboard.



## 10 TORKARD DRIVE, HERONRIDGE, NOTTINGHAM.

Open doorway to:

### DINING-KITCHEN

**17' x 14'10" max** The kitchen area is the central hub of this house having been fitted with a wealth of attractive wall and base units offering ample storage but also plenty of room for a large dining table. There is even space under the stairs for a workstation or perhaps a cosy reading nook. The cream units are complemented by the wooden butcher's block style work surfaces and oak effect flooring, there is a coordinated tiled splash back, ceiling spotlights, thermostatically controlled radiator and a wall mounted television point. The fitted kitchen incorporates an integrated fridge freezer, integrated dishwasher, sink with chrome filtered water tap and space for freestanding oven with extractor over. There are two UPVC double glazed windows to the rear and the kitchen gives access to the utility room as well as stairs leading to the first floor.



### UTILITY

**73" x 4'8"** A fantastic addition to this property offering further cupboard and work top space. There is access to the rear garden, radiator, ceiling spotlights and power points.





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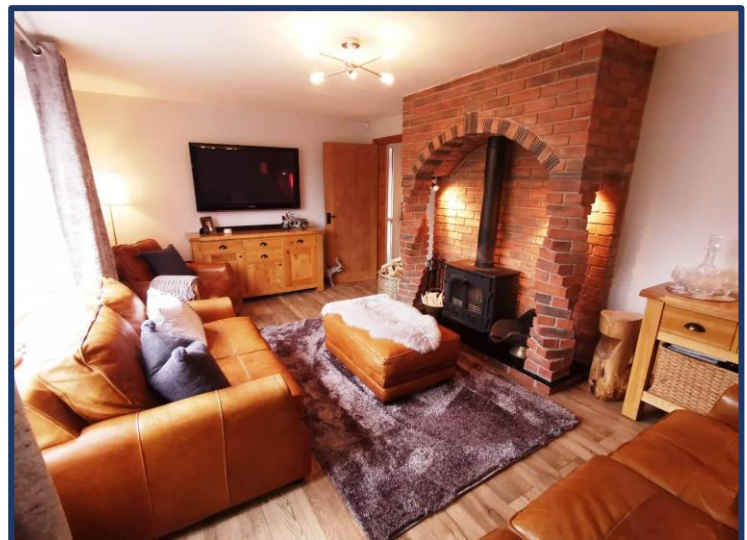
**GROUND FLOOR W.C**

4'8" x 3'1" Forming the rear part of the extension the ground floor W.C has UPVC double glazed opaque window to the rear, pedestal wash hand basin with tiled splash back, close couple W.C, radiator and ceiling light point.



**LOUNGE**

17' x 10'9" The focal point of this room has to be the stunning feature fireplace with twisted brick pillars and inset multi fuel log burner making it the perfect place to relax and unwind. There is a UPVC double glazed window to the front, radiator, ceiling light point, power points, TV aerial point and telephone point.



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**STAIRS TO FIRST FLOOR LANDING**

An attractive staircase with open wooden spindles leads to the first-floor landing which gives access to all first-floor rooms. There is a ceiling light point, power point and access to the roof space.



**BEDROOM ONE**

**13' max x 11' max (excluding wardrobes)** A lovely master with plenty of space for bedroom furniture. There is a deep double width built-in wardrobe with lighting and power points, further storage cupboard, large UPVC double glazed window to the front, thermostatically controlled radiator, television aerial point, power points and ceiling spotlights.



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**BEDROOM TWO**

**12' x 9'** Another good-sized double with UPVC double glazed window to the rear, thermostatically controlled radiator, television aerial point, power points and ceiling light point.



**BEDROOM THREE**

**8'10" x 8'** A very comfortable single with UPVC double glazed window to the rear, thermostatically controlled radiator, television aerial point, power points and ceiling spotlights.

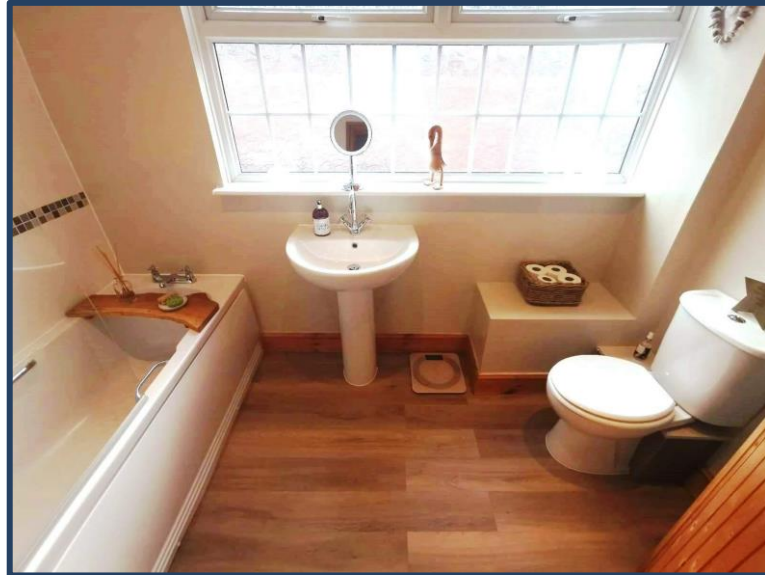




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**BATHROOM**

9'2" x 5'6" A spacious family bathroom with three-piece white suite comprising closed coupled W.C, pedestal wash hand basin and panelled bath with glazed shower screen and Mira shower over. There is a large UPVC double glazed opaque window to the side, partial wall tiling, ceiling spotlights and the benefit of a chrome heated towel rail.



**OUTSIDE**

The rear of the property benefits from an elevated position and has a large balcony patio area perfect for outside dining. Steps lead down to a good-sized lawn where there are plenty of well stocked borders and a handmade wooden shed with slate roof.



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**GYM / OFFICE / 4<sup>TH</sup> BEDROOM**

**13' x 8'6"** The former garage, this fantastic space offers a range of uses to suit your needs. Currently set up as a gym but could just as easily be used as a home office or 4<sup>th</sup> bedroom. There are UPVC double glazed French doors to the front, a further UPVC door opening onto the rear garden, towel rail radiator, ceiling spotlights, television aerial point, numerous power points and access to the rear utility area.



**UTILITY AREA**

**6'2" x 6'** With UPVC double glazed window to the rear, ceiling spotlights, power points, space and plumbing for a washing machine, space for fridge freezer and ample storage.





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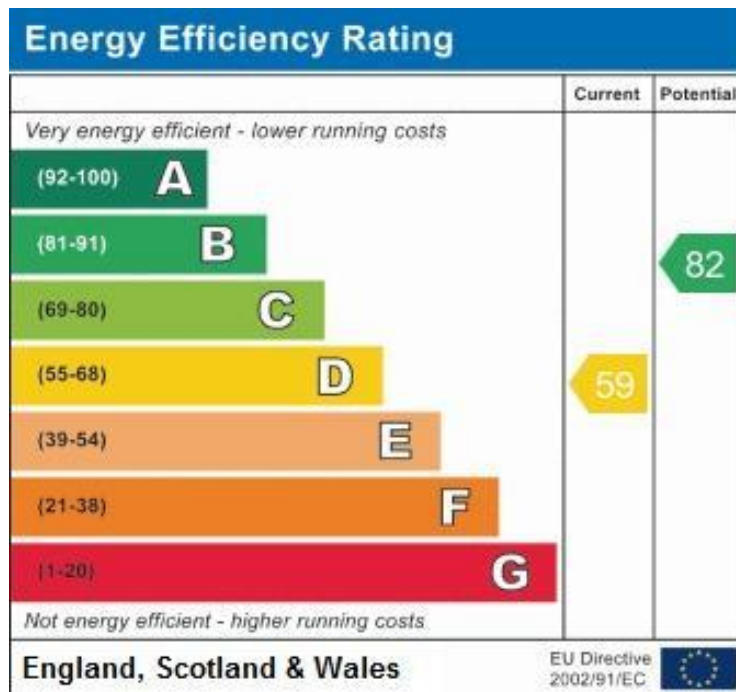
**ADDITIONAL INFORMATION**

**Council Tax Band:** C

**Local Authority:** Nottingham City Council

**Stamp Duty on Asking Price:** Nil (this may change if you are a first-time buyer or you already own another property).

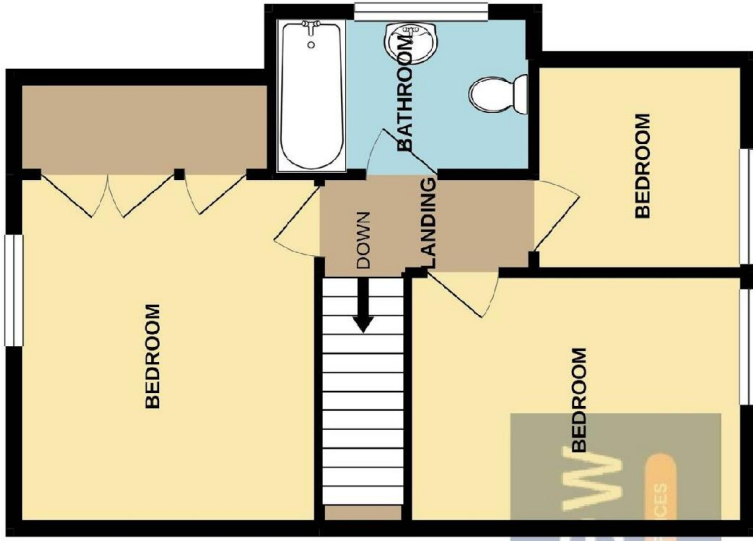
**ENERGY PERFORMANCE RATING**



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**FLOOR PLANS**

1ST FLOOR  
40.6 sq.m. (437 sq.ft.) approx.



GROUND FLOOR  
59.2 sq.m. (638 sq.ft.) approx.



TOTAL FLOOR AREA : 99.8 sq.m. (1074 sq.ft.) approx.

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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### **AGENTS NOTES**

Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property.

All measurements are approximate and quoted in imperial and are for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on.

The fixtures, fittings or appliances referred to have not been tested and therefore no guarantee can be given that they are in working order.

Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.

### **MORTGAGE ADVICE**

Arranging the right mortgage is just as important as selecting the right house. Need2View are happy to introduce clients to a completely and utterly independent mortgage advisor who can canvas the whole market place.

They can select the best and most appropriate mortgage tailored to suit each individual purchasers needs and requirements and relative to their own unique personal circumstances. Such advice can be accessed free of charge\* and without any obligation. Your home is at risk if you do not keep up repayments on your mortgage or any other loans secured against it.

\* Initial consultation is on a no fee basis although a fee may be charged for mortgage arrangement.

### **THINKING OF SELLING**

It is important that a fair, accurate and representative market appraisal is given when thinking of selling and owners should obtain advice to take into account economic conditions, the size, standard, condition, location of a property, market conditions within the area and the likely demand for a particular type of property.

Need2View are happy to come and visit you at your convenience in or out of office hours, weekdays or weekends by appointment and will offer you the advice that you need to make an informed decision.

We offer a range of services and so will listen to what you want and need and tailor our services to suit your requirements. Our fees are flexible and will reflect the services you choose ensuring that you receive the best value for money. We use our expertise and experience to maximise the value of your home and can also offer help and assistance in connection with an on-going purchase, whether or not that property is being purchased through ourselves.

### **THINKING OF RENTING**

Letting a property is not just simply a question of finding a tenant, it is about finding the right tenant which involves making in depth credit checks, enquiries and referencing to insure that prospective tenants are the best that they can be.

The secret of achieving the highest level of property management is to be actively involved in and *manage* the rental property, collecting rents is not enough. Strong and proactive management with regular contact with both tenants and landlords and frequent inspections with condition reports being provided on a regular basis will help to ensure that our landlords get the best possible service.

We have a hands-on and practical style of approach and aim at all times to act on our clients behalf, in their best interests and in accordance with their instructions protecting, maintaining and enhancing our clients' investment.