

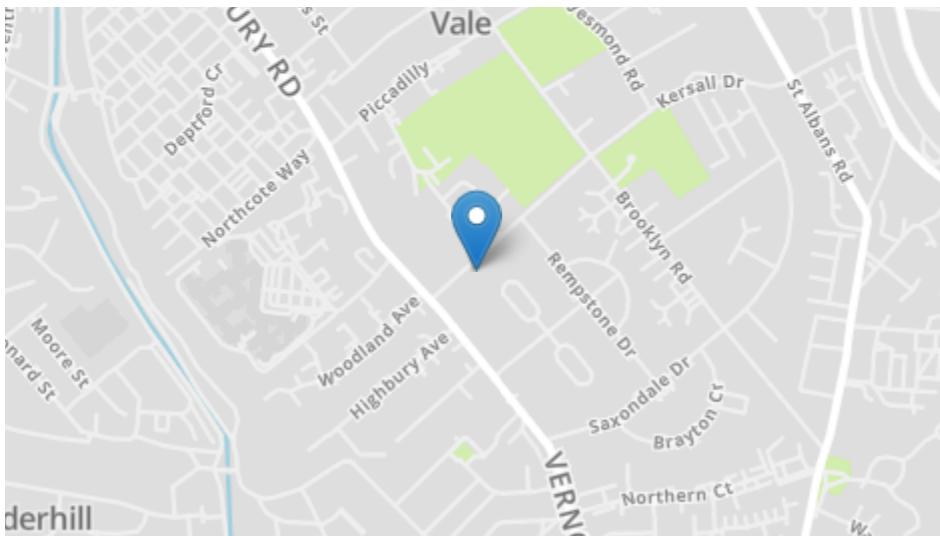
Kersall Drive, Nottingham, NG6 9EU

£150,000



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want to view?
Call us on 0115 938 5577
Our lines are open 8am - 8pm
7 Days a week
or email
mail@watsons-residential.co.uk
Ref - 30004368

- Semi Detached Family Home
- 3 Bedrooms
- 2 Reception Rooms
- South Facing Rear Garden
- Off Road Parking
- Excellent Road & Public Transport Links
- Ease of Access to Nottingham City Centre
- No Upward Chain

Our Seller says....

Important note to buyers: As the selling agents for the property described in this brochure we have taken all reasonable steps to ensure our property particulars are fair, accurate, reliable and reproduced in good faith however they do not form part of any offer or contract and do not constitute representations of fact. If you become aware that any information provided to you is inaccurate please contact our office as soon as possible so we can make the necessary amendments. All measurements are provided as a general guide and floor plans are for illustration purposes only. Appliances, equipment and services in the property have not been tested by us and we recommend all prospective buyers instruct their own service reports or surveys prior to exchanging contracts.



40 Main Street, Kimberley, NG16 2LY
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*** A PLACE TO CALL HOME *** Located within close proximity to Bulwell town centre and excellent transport links is this three bedroom semi-detached property brought to the market with no upward chain. Features include two reception rooms, off road parking, and a private south-facing rear garden. Briefly comprising; storm porch, entrance hallway, breakfast kitchen, lounge, dining room. To the first floor, three bedrooms, bathroom and separate WC. Outside, to the front is a driveway providing off road parking, and to the rear is a south-facing garden. Bulwell town centre is close by where you'll find an array of amenities including a supermarket and shops. There are bus and tram links providing easy access to the city, along with schools. Contact Watsons to arrange a viewing.

Ground Floor

Porch

UPVC double glazed sliding patio doors to the front, door to the entrance hall.

Entrance Hall

Stairs to the first floor, radiator, doors to the lounge and dining room, open to the breakfast kitchen.

Lounge

4.22m x 3.46m (13' 10" x 11' 4") UPVC double glazed window to the rear, radiator, feature fire place with inset space for fire. Storage cupboard.

Dining Room

4.16m x 3.2m (13' 8" x 10' 6") UPVC double glazed bay window to the front, radiator and feature fire place.

Breakfast Kitchen

6.79m x 2.22m (22' 3" x 7' 3") A range of matching wall & base units, work surfaces incorporating an inset sink & drainer unit. Space for cooker, plumbing for washing machine, radiator, wall mounted boiler, uPVC double glazed windows to the rear & front and 2 uPVC double glazed windows to the side.

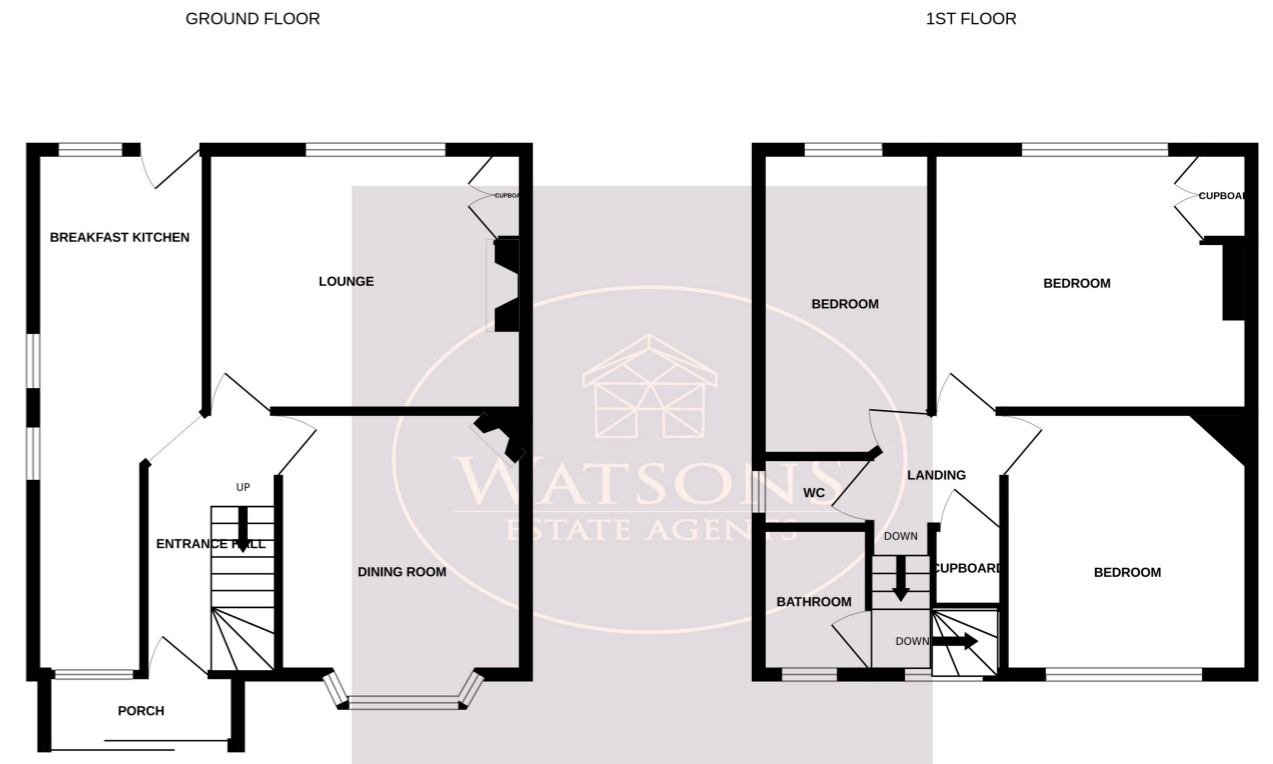
First Floor

Landing

Built in storage cupboard, access to the attic and doors to all bedrooms, bathroom and WC.

Bedroom 1

4.15m x 3.73m (13' 7" x 12' 3") UPVC double glazed window to the rear, wardrobe and radiator.



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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Bedroom 2

3.36m x 3.25m (11' 0" x 10' 8") UPVC double glazed window to the front and radiator.

Bedroom 3

4.08m x 2.26m (13' 5" x 7' 5") UPVC double glazed windows to the side & rear and radiator.

Bathroom

2 piece suite in white comprising pedestal sink unit and bath with shower over. Obscured uPVC double glazed window to the front.

WC

WC and obscured uPVC double glazed window to the side.

Outside

To the front of the property comprises a turfed lawn and flower bed borders with a range of plants & shrubs. A concrete driveway provides off road parking. The garden is enclosed by hedge borders and secured by wrought iron gates to the front. The South facing rear garden comprises a concreted patio seating area, turfed lawn, timber built shed & summer house and is enclosed by timber fencing to the perimeter with gated access to the side.

Agents Note

The seller has provided us with the following information: the boiler is located in the kitchen.