

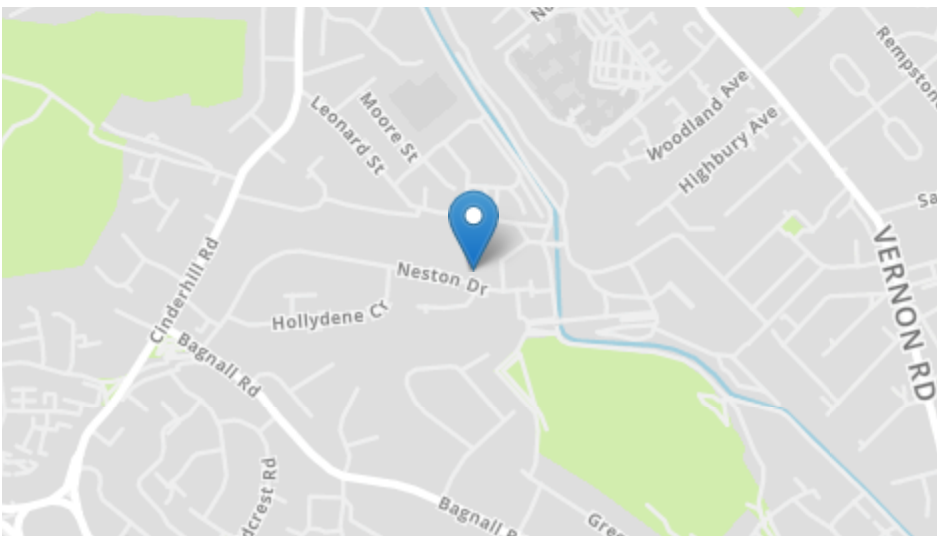
Neston Drive, Nottingham, NG6 8QY

Offers Over £220,000



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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 - 29223356



- Extended Semi Detached Family Home
- 3 Bedrooms
- 2 Reception Rooms
- Newly Fitted Shower Room
- Private Rear Garden
- Off Road Parking
- Popular Residential Location
- 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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*** BUILD YOUR FAMILY A NEST ON NESTON! *** NO CHAIN *** This extended 3 bedroom family home is located in a desirable residential area within a short distance from Phoenix Park tram stop and road links to the M1 and Nottingham city centre. Boasting excellent space internally for a growing family comprising, entrance hallway, living room, kitchen/diner, dining room/garden room and upstairs 3 bedrooms and a re-fitted shower room. To the outside there is private parking and an established garden to rear. Located very conveniently for Bulwell town centre catering for all day to day needs, this home is not to be missed. Contact Watsons to arrange a viewing!

First Floor

Porch

UPVC double glazed entrance door. Door to the entrance hall.

Entrance Hall

Stairs to the first floor, radiator and door to the lounge.

Lounge

4.71m x 3.51m (15' 5" x 11' 6") UPVC double glazed window to the front, radiator and door to the dining kitchen.

Dining Kitchen

4.53m x 2.7m (14' 10" x 8' 10") A range of matching wall & base units, work surfaces incorporating an inset stainless steel sink & drainer unit. Integrated appliances to include double electric oven & gas hob with extractor over and fridge freezer. Plumbing for washing machine, tiled flooring, radiator, under stairs storage, wall mounted boiler, uPVC double glazed window to the rear and French doors to the dining room/garden room.

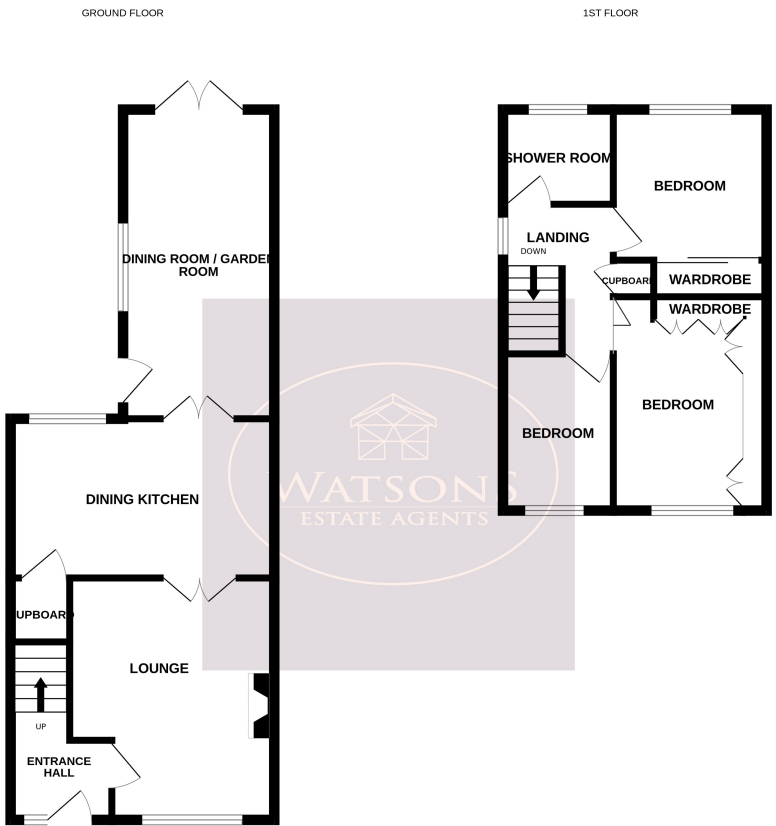
Dining Room/Garden Room

5.23m x 2.55m (17' 2" x 8' 4") UPVC double glazed window to the side, radiator, door to the side and French doors to the rear garden.

First Floor

Landing

UPVC double glazed window to the side, airing cupboard, access to the attic and doors to all bedrooms and bathroom.



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.
Made with Metropix i2025

Bedroom 1

3.88m x 2.64m (12' 9" x 8' 8") UPVC double glazed window to the front, a range of fitted furniture and radiator.

Bedroom 2

2.89m x 2.61m (9' 6" x 8' 7") uPVC double glazed window to the rear, sliding door wardrobes and radiator.

Bedroom 3

2.95m x 1.81m (9' 8" x 5' 11") UPVC double glazed window to the front and radiator.

Shower Room

3 piece suite in white comprising WC, vanity sink unit and shower cubicle with electric shower over. Obscured uPVC double glazed window to the rear and radiator.

Outside

To the front of the property is a turfed lawn. A driveway provides ample off road parking. The rear garden offers a good level of privacy and comprises a paved patio seating area, turfed lawn, flower bed borders with a range of plants & shrubs and timber built shed. The garden is enclosed by timber fencing to the perimeter with gated access to the side.