

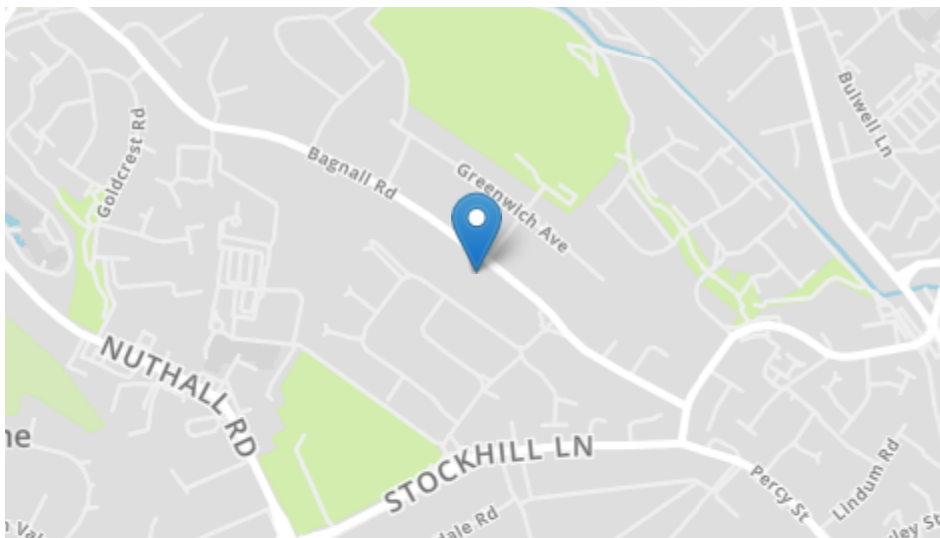
Bagnall Road, NG6 0LA

Offers Over £250,000



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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 - 27343518

- Extended Detached Family Home
- 3 Bedrooms
- Generous Open Plan Lounge Diner
- Downstairs WC & Utility Room
- First Floor Shower Room
- Driveway
- Private South West Facing Rear Garden
- Excellent Road & Public Transport Links

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.



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*** BAG A BARGAIN ON BAGNALL ROAD! *** This EXTENDED 3 bed detached home in the very popular Cinderhill area on the outskirts of Nottingham is just a short walk from the tram network. Families will appreciate the private southwest-facing garden which is low maintenance and with shed partly converted into a bar! In brief, the accommodation comprises: entrance hallway, generous open plan lounge diner, kitchen, upstairs landing to the 3 bedrooms and access to an attic room. Outside, a driveway to the front provides off street parking for 2 cars, whilst the artificial lawn to the rear requires very minimal maintenance. Call our sales team now to arrange a viewing.

First Floor

Porch

UPVC double glazed French doors to the front and door to the entrance hall.

Entrance Hall

UPVC double glazed entrance door to the front, radiator, stairs to the first floor and doors to the lounge & WC.

WC

WC, wall mounted sink and extractor fan.

Dining Area

3.9m into the bay x 3.44m (12' 10" x 11' 3") UPVC double glazed bay window to the front, radiator and open to the lounge.

Lounge

3.67m x 3.64m (12' 0" x 11' 11") Wood effect laminate flooring, radiator and French doors to the rear garden.

Kitchen

3.13m x 3.06m (10' 3" x 10' 0") A range of matching wall & base units, work surfaces incorporating an inset stainless steel sink & drainer unit with flexi tap. Integrated waist height electric oven & gas hob. Plumbing for dishwasher. UPVC double glazed window to the rear and door to the utility room.

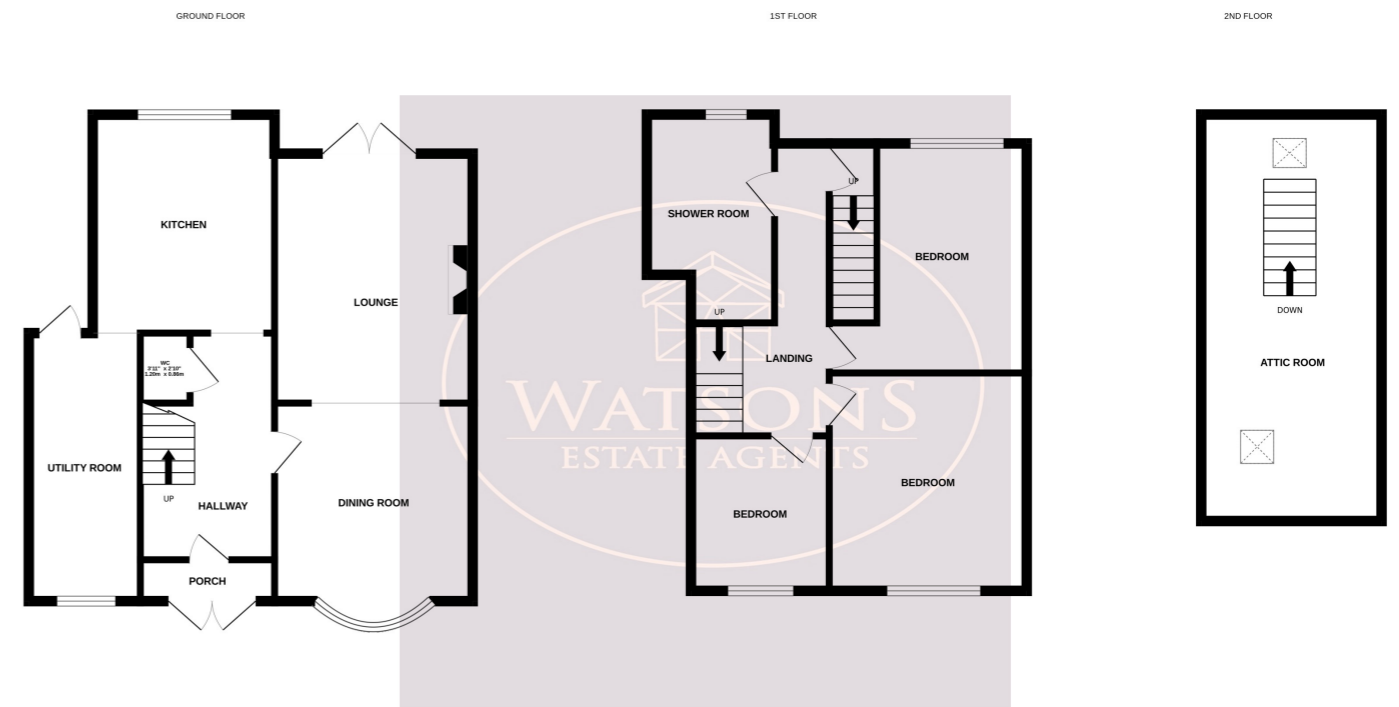
Utility Room

4.71m x 1.96m (15' 5" x 6' 5") A range of matching wall & base units. Plumbing for washing machine, ceiling spotlights, radiator, door to the rear and uPVC double glazed window to the front.

First Floor

Landing

UPVC double glazed window to the side, built in storage cupboard and doors to all bedrooms and shower room.



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 1

3.41m x 3.3m (11' 2" x 10' 10") UPVC double glazed window to the front, ceiling spotlights, radiator and fitted wardrobe.

Bedroom 2

3.69m x 2.64m (12' 1" x 8' 8") UPVC double glazed window to the rear, wood effect laminate flooring, ceiling spotlights, radiator and fitted wardrobe housing the combination boiler.

Bedroom 3

2.88m x 1.93m (9' 5" x 6' 4") UPVC double glazed window to the front, wood effect laminate flooring and radiator.

Shower Room

3 piece suite in white comprising WC, vanity sink unit and shower cubicle with mains fed dual rainfall effect shower. Radiator, ceiling spotlights and obscured uPVC double glazed windows to the rear & side.

Second Floor

Attic Room

5.47m x 2.42m (17' 11" x 7' 11") 2 velux windows and ceiling spotlights.

Outside

To the front of the property is a small lawn and gravel beds and steps up to the entrance door. A block paved driveway provides off road parking for 2 cars. The low maintenance, South West facing rear garden offers a good level of privacy and comprises paved patio, steps up to the artificial lawn, flower bed borders with a range of plants & shrubs and external tap. Steps up to the raised patio seating area and timber built shed measuring 6.54m x 2.78m. The garden is enclosed by timber fencing to the perimeter with gated access to the side.