

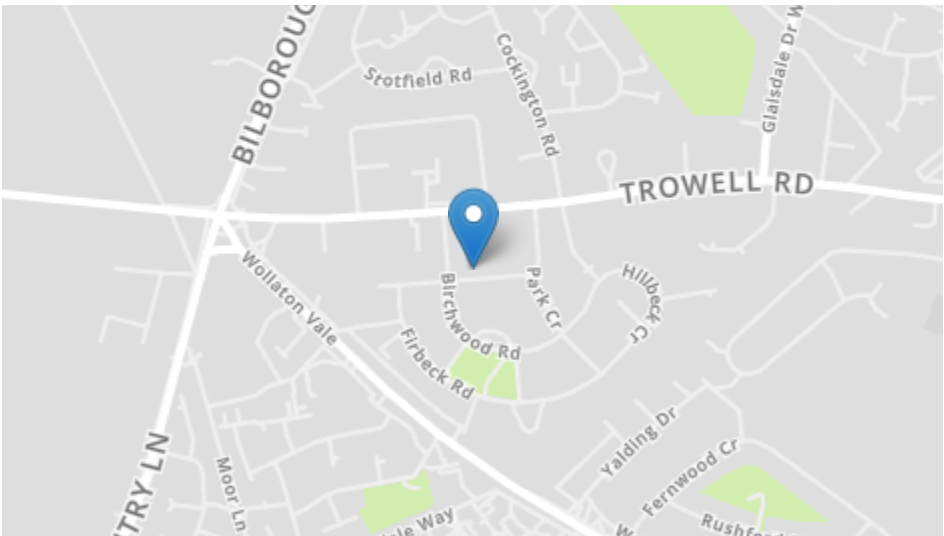
Plantation Road, NG8 2ER

£260,000



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	62	75
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



- Extended Semi Detached Family Home
- 3 Bedrooms
- 2 Reception Rooms
- Modern Breakfast Kitchen
- Generous Downstairs Bathroom
- Private South Facing Rear Garden
- Off Road Parking
- Ease of Access to Nottingham City Centre
- Favoured School Catchment including Fernwood School

Our Seller says....

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 - 29995009

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  
www.watsons-residential.co.uk

0115 938 5577  
8am-8pm - 7days





**\*\*\* MORE THAN MEETS THE EYE \*\*\*** An extended and much loved three bedroom semi-detached property in the sought after town of Wollaton. Features include two reception rooms, off road parking, and a generous south-facing rear garden. Briefly comprising; entrance hallway, lounge, dining room, kitchen, bathroom. To the first floor, three bedrooms. Outside, to the front is a driveway providing off road parking, and to the rear is a generous south-facing garden. Wollaton is a sought after town with excellent access to Nottingham city centre, along with both hospitals, Nottingham university, excellent schools, and a range of shops and amenities locally. Contact Watsons to arrange a viewing.

**Ground Floor**

**Entrance Hall**

Entrance door to the front, uPVC double glazed window to the side, radiator. Door to the lounge.

**Lounge**

4.68m x 3.73m (15' 4" x 12' 3") UPVC double glazed bay window to the front, radiator, feature wooden fire place with marble surround & hearth & inset space for log burner style fire, wood effect laminate flooring and door to the dining room.

**Dining Room**

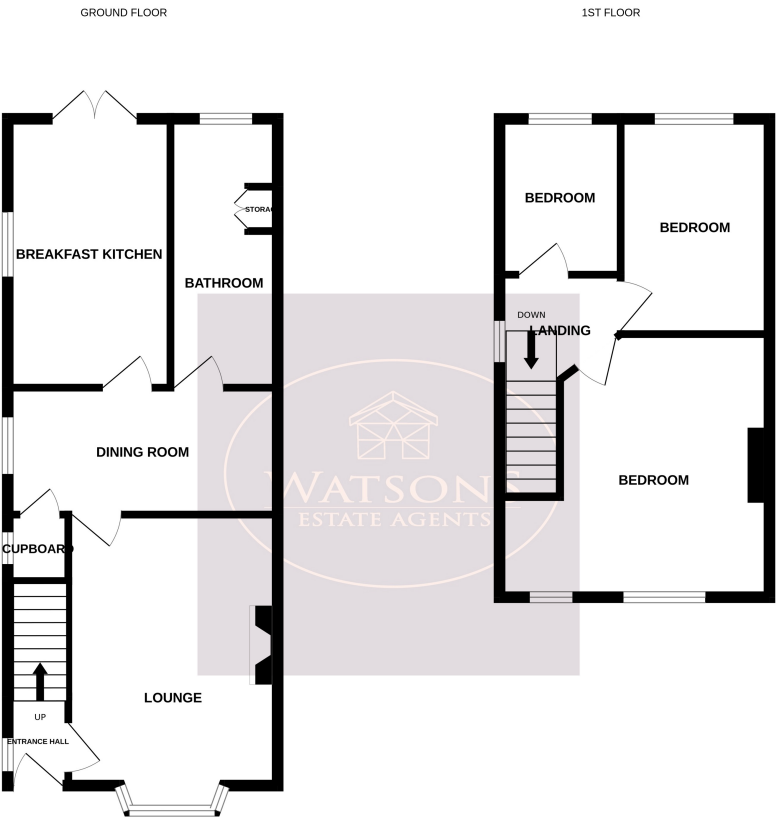
4.96m x 2.96m (16' 3" x 9' 9") UPVC double glazed window to the side, radiator, wood effect laminate flooring, under stairs storage, cupboard housing the boiler and doors to the breakfast kitchen & bathroom.

**Breakfast Kitchen**

5.28m x 2.72m (17' 4" x 8' 11") A range of matching wall & base units, work surfaces incorporating an inset sink & drainer unit. Plumbing for washing machine & dishwasher. Integrated waist height oven & gas hob with extractor over. Breakfast bar, lino flooring, uPVC double glazed window to the side, radiator and French doors to the rear garden.

**Bathroom**

3 piece suite in white comprising WC, pedestal sink unit and bath with electric shower over. Obscured uPVC double glazed window to the rear, mounted storage 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 misstatement. 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 ©2016

**First Floor**

**Landing**

UPVC double glazed window to the side, access to the attic (partly boarded) and doors to all bedrooms.

**Bedroom 1**

4.72m x 4.12m (15' 6" x 13' 6") 2 uPVC double glazed windows to the front and radiator.

**Bedroom 2**

2.9m x 2.36m (9' 6" x 7' 9") UPVC double glazed window to the rear and radiator.

**Bedroom 3**

2.38m x 2.16m (7' 10" x 7' 1") UPVC double glazed window to the rear and radiator.

**Outside**

To the front of the property are gravel beds. A concrete driveway provides off road parking. The South facing rear garden offers a good level of privacy and comprises 2 paved patio seating areas, turfed lawn, flower bed borders with a range of mature plants & shrubs. The garden is enclosed by hedge and timber fencing to the perimeter.