

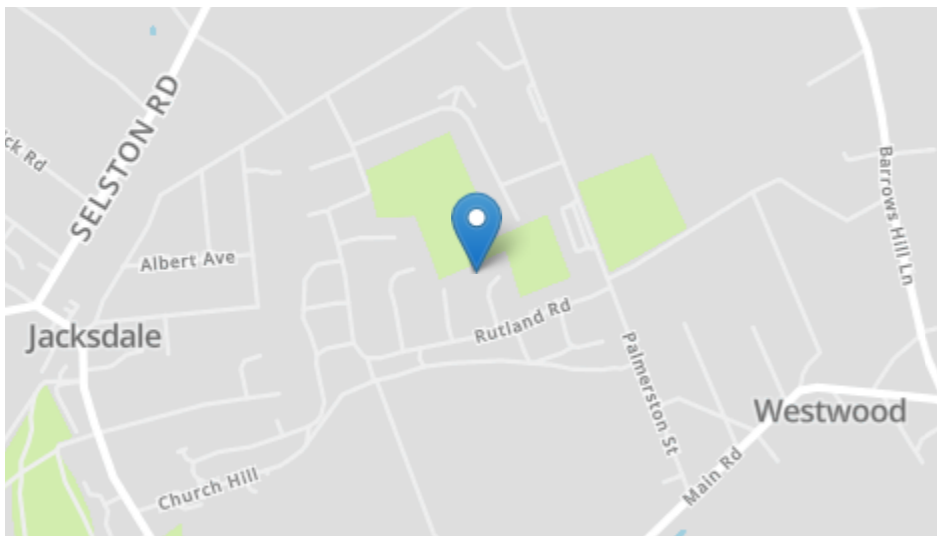
Cheshire Way, Westwood, NG16 5JT

£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>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
		69	85
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	



- Detached Bungalow
- 2 Bedrooms
- Fitted Kitchen
- Lounge & Sitting Room
- Conservatory
- Driveway & Garage
- Landscaped Rear Garden
- Good Road & Transport Links
- No Chain

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 - 27828762

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



**\*\*\* DECEPTIVELY SPACIOUS BUNGALOW \*\*\* NO CHAIN \*\*\*** From the front you will not be able to tell the amount of living space on offer in this charming 2 bedroom detached bungalow! Having been extended to the rear to provide a large living room and conservatory, the accommodation provides excellent flexibility. Allied to a larger than average plot with plenty of space for caravan/motorhome parking, detached garage and workshop and being set on a quiet cul-de-sac within the desirable village of Westwood. There are plenty of reasons to pick up the phone and call us today to book your viewing, so don't delay, call us now!

## Ground Floor

### Entrance Hall

UPVC double glazed entrance door to the side, storage cupboard housing the combination boiler, radiator, doors to bedroom 1, 2, bathroom and the lounge.

### Bedroom 1

4.07m x 3.11m (13' 4" x 10' 2") UPVC double glazed window to the front, radiator and fitted wardrobes.

### Bedroom 2

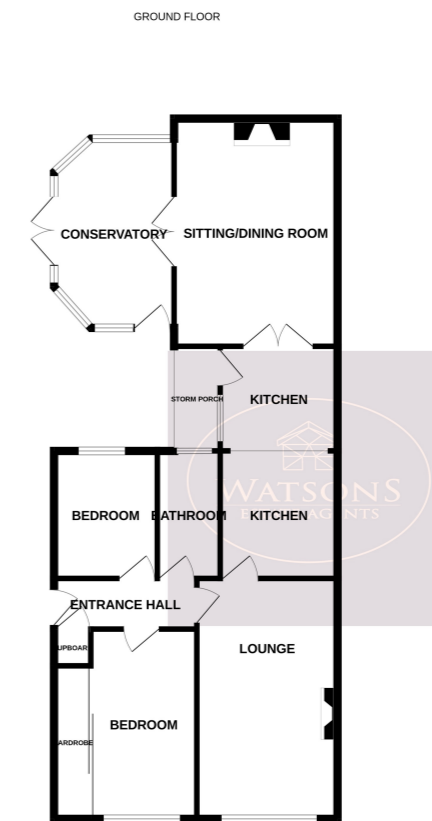
2.63m x 2.24m (8' 8" x 7' 4") UPVC double glazed window to the rear, radiator.

### Bathroom

White 3 piece suite comprising; wc, pedestal sink and panelled bath with mains fed shower attachment. Radiator, fully tiled walls and obscured uPVC double glazed window to the side.

### Lounge

5.28m x 3.05m (17' 4" x 10' 0") UPVC double glazed window to the front, radiator, wall mounted electric fireplace, door to the kitchen.



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 12/2014

### Kitchen

5m x 2.49m (16' 5" x 8' 2") A range of matching wall & base units with worksurfaces incorporating an inset 1.5 bowl sink and drainer unit. Integrated electric oven, gas hob with extractor over, space for fridge and freezer, plumbing for washing machine, uPVC double glazed window and door to the side. Double doors to the sitting/dining room, door to the lounge.

### Sitting / Dining Room

4.73m x 3.56m (15' 6" x 11' 8") Inglenook fireplace with stone feature surround and inset multi fuel burner, wooden ceiling beams, radiator, double doors to the kitchen and uPVC double glazed patio doors to the conservatory.

### Conservatory

Timber framed conservatory with double glazed windows to the side and rear, tiled floor and French doors to the side.

### Outside

To the front of the property is a turfed lawn and concrete driveway providing parking for multiple cars and leading alongside to the garage fitted with up & over door. The rear garden is enclosed by timber fencing to the perimeter with electric gated access to the front and comprises; paved patio areas, turfed lawn, flower bed borders with a range of plants and shrubs, greenhouse, and separately enclosed area with dog kennel.