

Robins Wood Road, NG8 3LB

Offers Over £525,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		88
(81-91)	B		
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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 - 28331581

Our Seller says....

- Extended Detached Family Home
- 4 DOUBLE Bedrooms
- 2 Reception Rooms
- En Suite & Family Shower Room
- Downstairs WC & Utility Room
- Secure Driveway
- Corner Plot
- Favoured School Catchments
- Ease of Access to Nottingham City Centre
- Excellent Road & Public Transport Links

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



GET THAT KERB APPEAL An extended and superbly presented four bedroom detached family home, located on this highly sought after address in Aspley, on a generous corner plot, lying close to favoured school catchment and amenities. Briefly comprising; porch, entrance hallway, lounge, cloakroom, WC, dining room, dining kitchen, utility room, downstairs bedroom with en-suite. To the first floor, a further three double bedrooms and family bathroom. Outside, sitting on an excellent corner plot, there is secure gated parking via the driveway to the front, and wrap around low maintenance gardens. Aspley is a much sought after location, lying close to Nottingham city centre, with an array of nearby amenities including shops, road, bus and tram links, and favoured school catchment. Contact Watsons to arrange a viewing.

Ground Floor

Porch

Arched porch with composite entrance door and door to the entrance hall.

Entrance Hall

Stairs to the first floor, under stairs storage, radiator, built in storage cupboard, door to the WC, lounge and dining room.

WC

WC and pedestal sink unit.

Lounge

4.45m x 4.37m (14' 7" x 14' 4") UPVC double glazed bay window to the side, uPVC double glazed window to the front. Radiator. Door to the ???

Dining Room

4.39m x 4.29m (14' 5" x 14' 1") UPVC double glazed bay window to the front, radiator.

Dining Kitchen

4.59m x 4.10m (15' 1" x 13' 5") A range of matching wall & base units, work surfaces incorporating an inset sink & drainer unit. Space for Range style cooker with extractor over. Integrated appliances to include dishwasher ???? Radiator, pantry with uPVC double glazed window to the side, uPVC double glazed window to the rear and door to the rear garden.

Utility Room

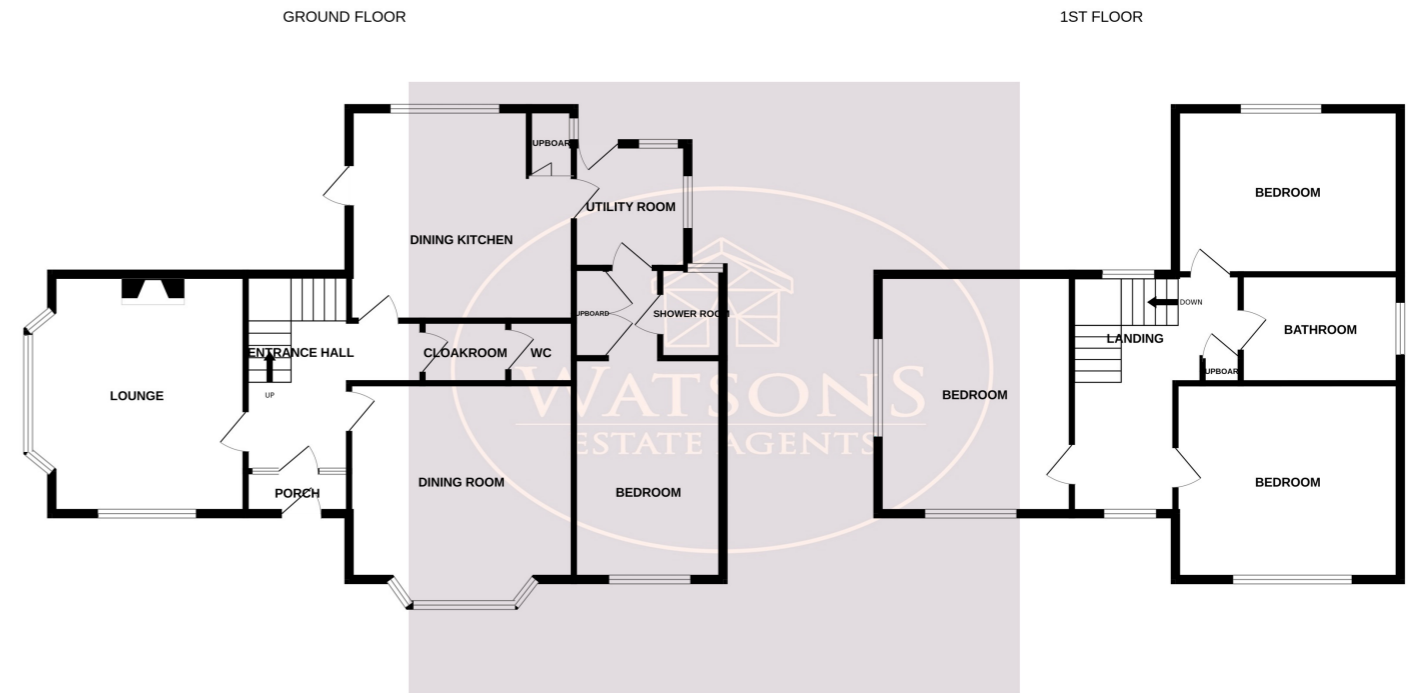
2.62m x 2.46m (8' 7" x 8' 1") A range of matching wall & base units, plumbing for washing machine. UPVC double glazed window to the rear and door to the rear garden.

Bedroom 4

6.24m x 2.82m (20' 6" x 9' 3") UPVC double glazed window to the front, radiator, ceiling spotlights, storage cupboard and door to the en suite.

En suite

3 piece suite in white comprising WC, pedestal sink unit and shower cubicle with electric shower over. Chrome heated towel rail, ceiling spotlights and obscured uPVC double glazed window to the rear.



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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First Floor

Landing

Airing cupboard housing the combination boiler, access to the attic (fully boarded), uPVC double glazed window to the rear and doors to bedrooms 1, 2 & 3 and shower room.

Bedroom 1

4.15m x 3.97m (13' 7" x 13' 0") UPVC double glazed windows to the front & side and radiator.

Bedroom 2

4.13m x 4.02m (13' 7" x 13' 2") UPVC double glazed window to the front and radiator.

Bedroom 3

4.16m x 3.02m (13' 8" x 9' 11") UPVC double glazed window to the rear and radiator.

Bathroom

4 piece suite in white comprising WC, pedestal sink unit, freestanding bath and shower cubicle. Chrome heated towel rail, ceiling spotlights and obscured uPVC double glazed window to the rear.

Outside

To the front of the property is a turfed lawn and a block paved driveway providing ample off road parking. To the side of the property is a turfed lawn and paved patio. The front & side gardens are enclosed by wall and wrought iron fencing to the perimeter and the driveway is secured by wrought iron gates to the front. The low maintenance rear garden comprises a timber decking seating area and artificial lawn. The garden is enclosed by timber fencing to the perimeter.