

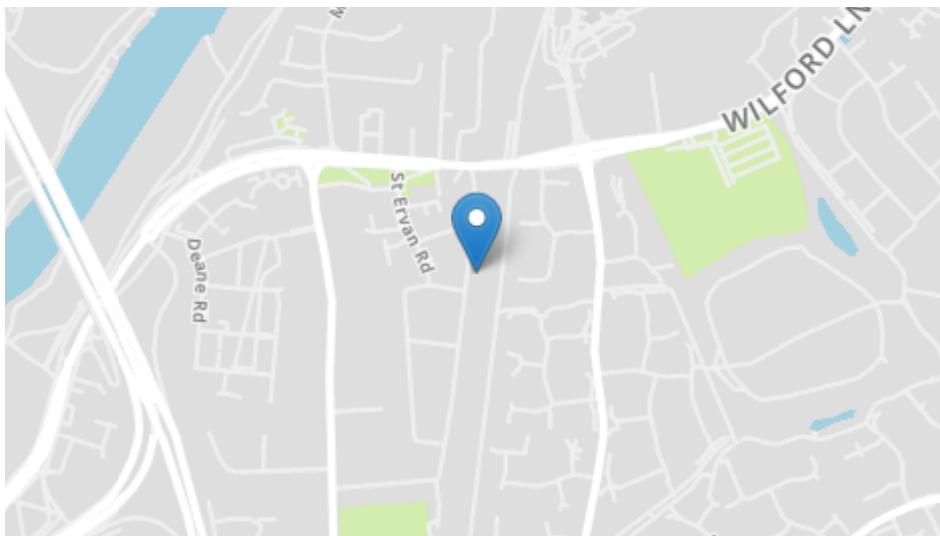
St Austell Drive, NG11 7BQ

Offers Over £325,000

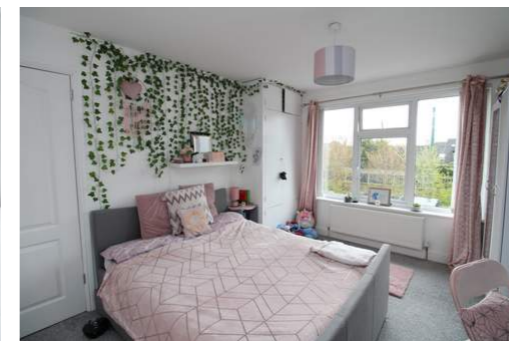


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



- Detached Family Home
- 3 Bedrooms
- Open Plan Kitchen Diner
- Downstairs WC
- Private Rear Garden
- Off Road Parking
- Excellent Road & Public Transport Links Including Tram
- Well Presented Throughout

Our Seller says....

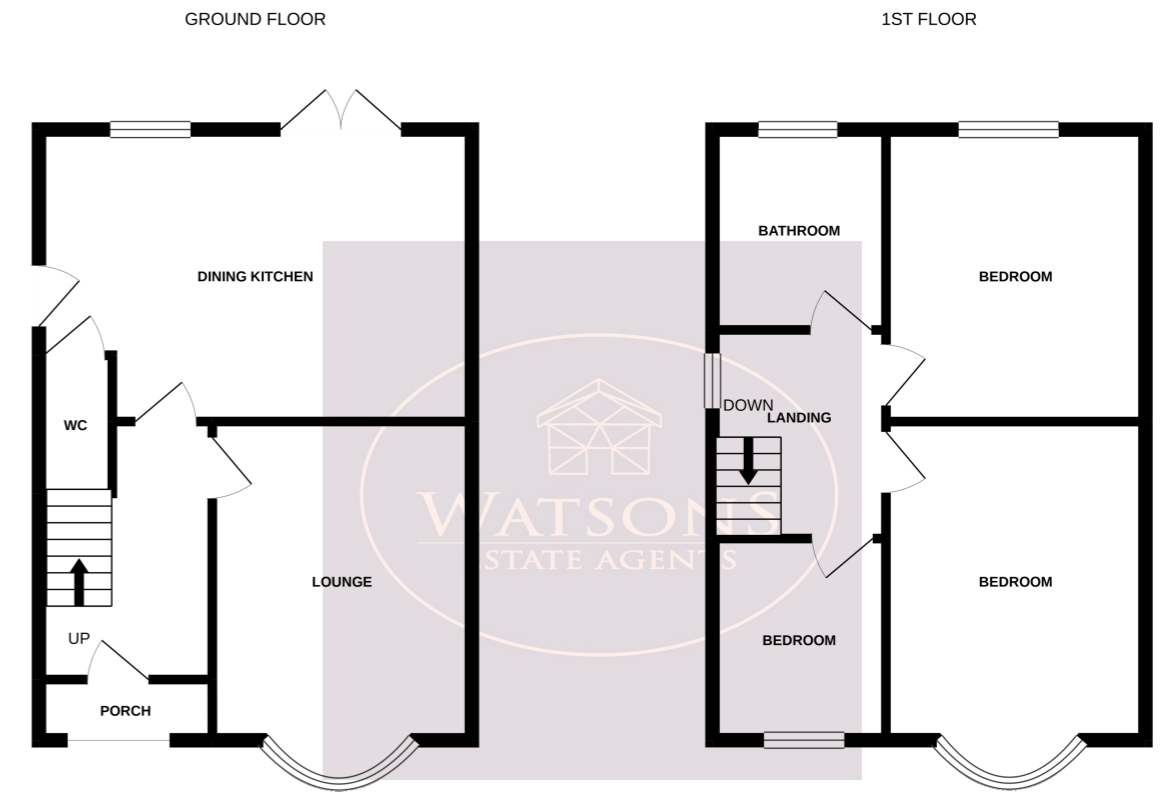
want to view?
 Call us on 0115 938 5577
 Our lines are open 8am - 8pm
 7 Days a week
 or email
 mail@watsons-residential.co.uk
 Ref - 20265803

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



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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*** BAY FRONTED BEAUTY *** This traditional bay fronted detached house is beautifully presented throughout making this an ideal choice for families looking for a hassle free home. The accommodation briefly comprises; Entrance hallway, WC, lounge and an open plan dining kitchen which has been re-fitted with modern units & integrated appliances. On the first floor, the landing leads to 3 bedrooms - 2 of which are double - and a family bathroom fitted with a contemporary 4 piece suite. Outside the rear garden offers an excellent level of privacy and has been recently landscaped to provide a low maintenance outdoor space, including an outdoor bar, perfect for entertaining! To the front of the property a driveway provides ample off road parking. The property is located on a popular road in Wilford, an area sought after for its schools, tram links and key roads including the A453, A52 & A60. A convenience store and family pub restaurants are within walking distance. A wider range of amenities can be found in West Bridgford town centre, just 2 miles away. For more information or to book your viewing, call our team.

Ground Floor

Entrance Hall

Composite entrance door, stairs to the first floor, tiled flooring with under floor heating, fitted cloakroom, ceiling spotlights and doors to the lounge and dining kitchen.

Lounge

4.38m into the bay x 3.19m (14' 4" x 10' 6") UPVC double glazed bay window to the front, radiator and purpose built feature wall with integrated TV point.

Dining Kitchen

5.4m x 3.52m (4.34m into the bay) (17' 9" x 11' 7") A wide range of matching wall & base units, Quartz work surfaces incorporating a sink & drainer unit. Integrated appliances to include: two ovens, fridge freezer, washing machine, dishwasher and wine cooler. Central island with integrated halogen hob and extractor over, dining table with seating for four, vertical radiator, breakfast bar and ceiling spotlights. UPVC double glazed bay window to the rear, door to the WC, external door to the side and French doors to the rear garden.

WC

Concealed cistern WC, vanity sink unit, radiator, ceiling spotlights and obscured uPVC double glazed window to the side.

First Floor

Landing

UPVC double glazed window to the side, access to the attic (partly boarded with drop down ladder) and doors to all bedrooms and bathroom.

Bedroom 1

4.62m (into the bay) x 3.19m (to the wall) (15' 2" x 10' 6") UPVC double glazed bay window to the front, fitted sliding door wardrobes and radiator.

Bedroom 2

3.85m x 3.25m (12' 8" x 10' 8") UPVC double glazed window to the rear, radiator and storage cupboard housing the combination boiler.

Bedroom 3

2.36m x 2.07m (7' 9" x 6' 9") UPVC double glazed window to the front and radiator.

Bathroom

4 piece suite in white comprising WC, vanity sink unit with table top sink bowl, bath with waterfall tap and walk in cubical with dual rainfall effect shower head. Chrome heated towel rail, tiled flooring with underfloor heating, ceiling spotlights, extractor fan and obscured uPVC double glazed window to the rear.

Outside

To the front of the property a gravel and concrete driveway provides off road parking. for 3 cars. The low maintenance rear garden has been recently landscaped and comprises of a paved patio area, artificial lawn with raised flower bed borders, timber decking section with a pergola structure and outdoor bar. The garden offers an excellent level of privacy and is enclosed by timber fencing with gated access to the front.

AGENTS NOTE

DECLARATION OF INTEREST. Under Section 21 of the Estate Agents Act 1979 (declaration of interest) we have a duty to inform potential purchasers of this property that the seller is an associate of a connected person.