

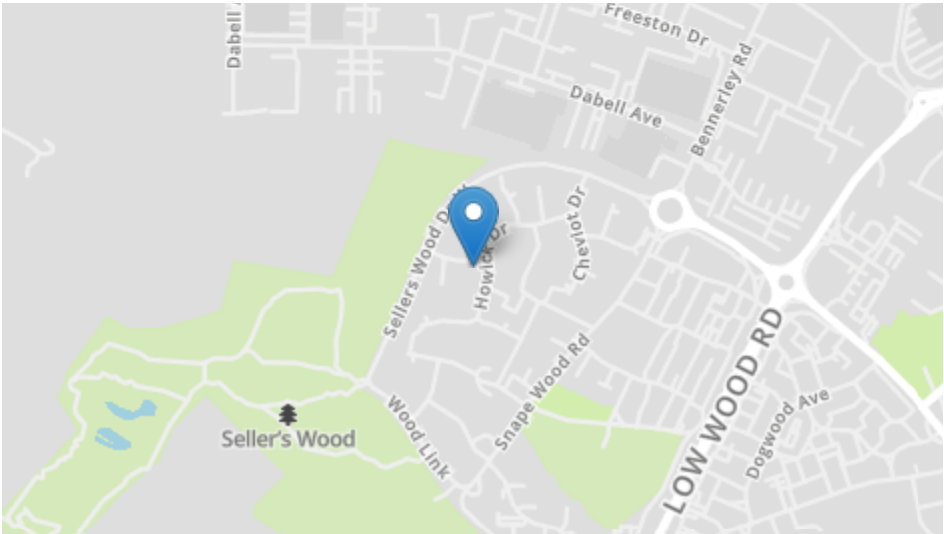
Craster Drive, NG6 7FJ

Offers Over £220,000



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



- Semi Detached Family Home
- 3 Bedrooms
- Modern Fitted Kitchen & Bathroom
- Conservatory
- Off Road Parking
- South Facing Rear Garden
- Popular Residential Location
- Fully Refurbished Throughout
- No Upward 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 - 29454017

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



*** FULLY REFURBISHED! *** Located in the well regarded Sellers Wood area on the outskirts of Nottingham, this 3 bed semi has been fully refurbished and comes to the market with NO UPWARD CHAIN. In brief, the accommodation comprises of a generous lounge leading through to a great open plan dining kitchen - and if that wasn't enough space, there is a good size conservatory which completes the ground floor. Upstairs, the landing leads to 3 good size bedroom and bathroom to make this a great family home which is READY TO MOVE INTO. Outside, the plot has lawned gardens to front & back (south facing), with a driveway alongside providing off street parking. There is a range of shops & amenities within easy reach, including a nature reserve for lovely walks. Transport links are excellent too, with easy access to the tram network, a regular bus service and the M1 motorway.

Ground Floor

Porch

Composite entrance door to the lounge and radiator.

Lounge

4.74m max x 4.04m (15' 7" x 13' 3") UPVC double glazed bay window to the front, 2 radiators, stairs to the first floor and French doors to the dining kitchen.

Dining Kitchen

4.77m x 3.34m (15' 8" x 10' 11") A range of matching wall & base units, work surfaces incorporating a inset one & a half bowl stainless steel sink & drainer unit. Integrated appliances to include: electric oven & hob with extractor over, fridge freezer, washing machine and dishwasher. Breakfast bar, wood effect laminate flooring, ceiling spotlights, radiator, uPVC double glazed window to the rear, door to the rear garden and French doors to the conservatory.

Conservatory

2.84m x 2.68m (9' 4" x 8' 10") Brick & uPVC double glazed construction, pitched polycarbonate roof and sliding patio doors to the rear garden.

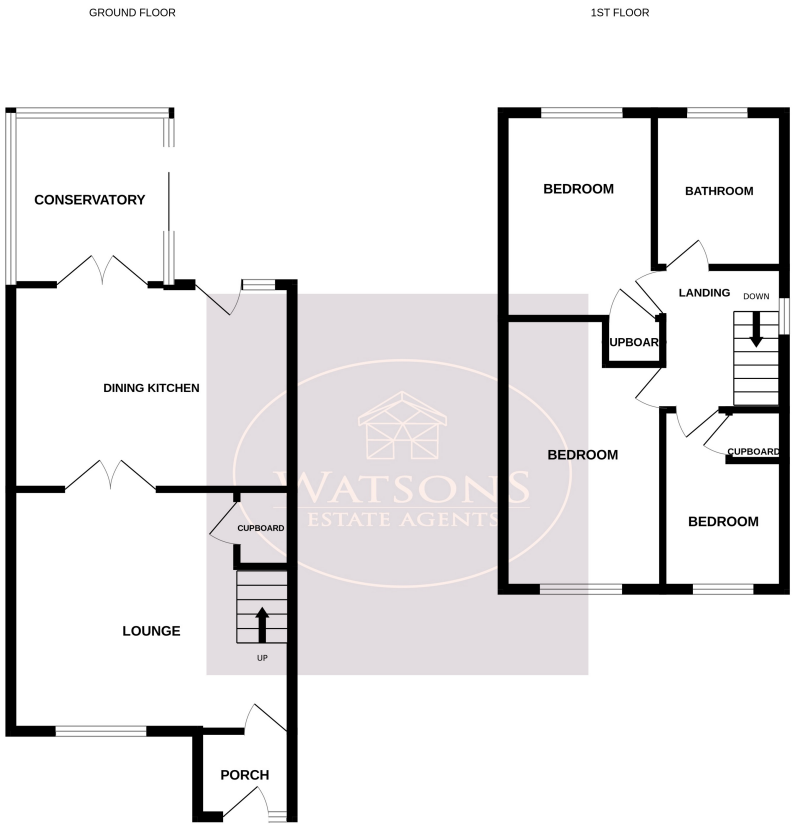
Landing

Landing

UPVC double glazed window to the side, access to the attic, radiator and doors to all bedrooms and bathroom.

Bedroom 1

4.78m x 2.7m (15' 8" x 8' 10") UPVC double glazed window to front, ceiling spotlights 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 Metapix ©2025

Bedroom 2

2.74m x 2.78m (9' 0" x 9' 1") UPVC double glazed window to the rear, built in storage cupboard housing the newly fitted combination boiler and radiator.

Bedroom 3

2.99m x 1.96m (9' 10" x 6' 5") UPVC double glazed window to the front, storage cupboard and radiator.

Bathroom

3 piece suite in white comprising WC, vanity sink unit and bath with mains fed dual rainfall effect shower over. Obscured uPVC double glazed window to the rear, chrome heated towel rail.

Outside

To the front of the property is a turfed lawn. A concrete driveway provides ample off road parking. The driveway is enclosed by wall & timber fencing to the perimeter. The South facing rear garden comprises a paved patio seating area, timber decking seating area, turfed lawn and is enclosed by timber fencing to the perimeter with gated access to the side.

AGENTS NOTE

The vendor has informed us that the kitchen and bathroom are newly fitted. The combination boiler is located in the bedroom cupboard and is around 5 years old.