

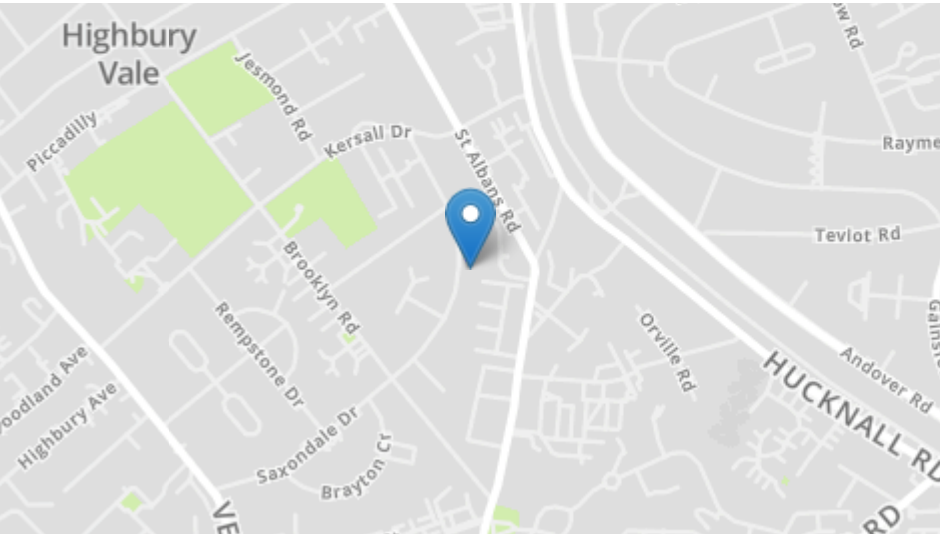
Saxondale Drive, NG6 9EH

Offers Over £180,000



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		89
(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



- Semi Detached Family Home
- 3 Bedrooms
- Modern Fitted Kitchen
- Off Road Parking
- Generous South East Facing Rear Garden
- Spacious Timber Built Summer House
- Walking Distance To Bulwell Town Centre
- Excellent Road & Public Transport Links Including Tram
- Ideal First Buy or Investment

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 - 29620550

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 THE 'SAX' OUT, IT'S TIME TO CELEBRATE *** Located in the Highbury Vale area of Bulwell, conveniently close to an array of amenities and transport links is this three bedroom semi-detached property which has much more than immediately meets the eye. Features include a spacious lounge, a modern dining kitchen, a generous south-east facing rear garden, and a superb garden room which could be used as an annexe, outside office or multitude of uses. A perfect first time buy or for the growing family. Briefly comprising; entrance hallway, lounge, dining kitchen. To the first floor, three bedrooms and bathroom. Outside, off road parking to the front, and a generous and private south-east facing garden to the rear along with a shed and garden room. Highbury Vale lies close to Bulwell town centre which caters for all day to day amenities with a range of shops, excellent transport links such as tram and train, and nearby bus and road links for easy access to the city and beyond. Contact Watsons today to arrange a viewing.

Ground Floor

Entrance Hall

Entrance door to the side, door to the lounge and stairs to the first floor.

Lounge

4.08m x 3.49m (13' 5" x 11' 5") UPVC double glazed window to the front, radiator, wood effect laminate flooring, door to the kitchen.

Kitchen

5.37m x 2.69m (17' 7" x 8' 10") A range of matching wall & base units, wooden work surfaces incorporating an inset composite sink & drainer unit. Space for Range style cooker with extractor over, plumbing for washing machine, uPVC double glazed window to the rear, wood effect laminate flooring, radiator and open to the pantry with plumbing for tumble dryer. Door to the rear garden.

First Floor

Landing

Doors to all bedrooms and bathroom.

Bedroom 1

3.4m x 3.04m (11' 2" x 10' 0") UPVC double glazed window to the front and radiator.

Bedroom 2

3.02m x 2.82m (9' 11" x 9' 3") UPVC double glazed window to thee rear and radiator.

Bedroom 3

2.41m x 2.06m (7' 11" x 6' 9") UPVC double glazed window to the rear and radiator.

Bathroom

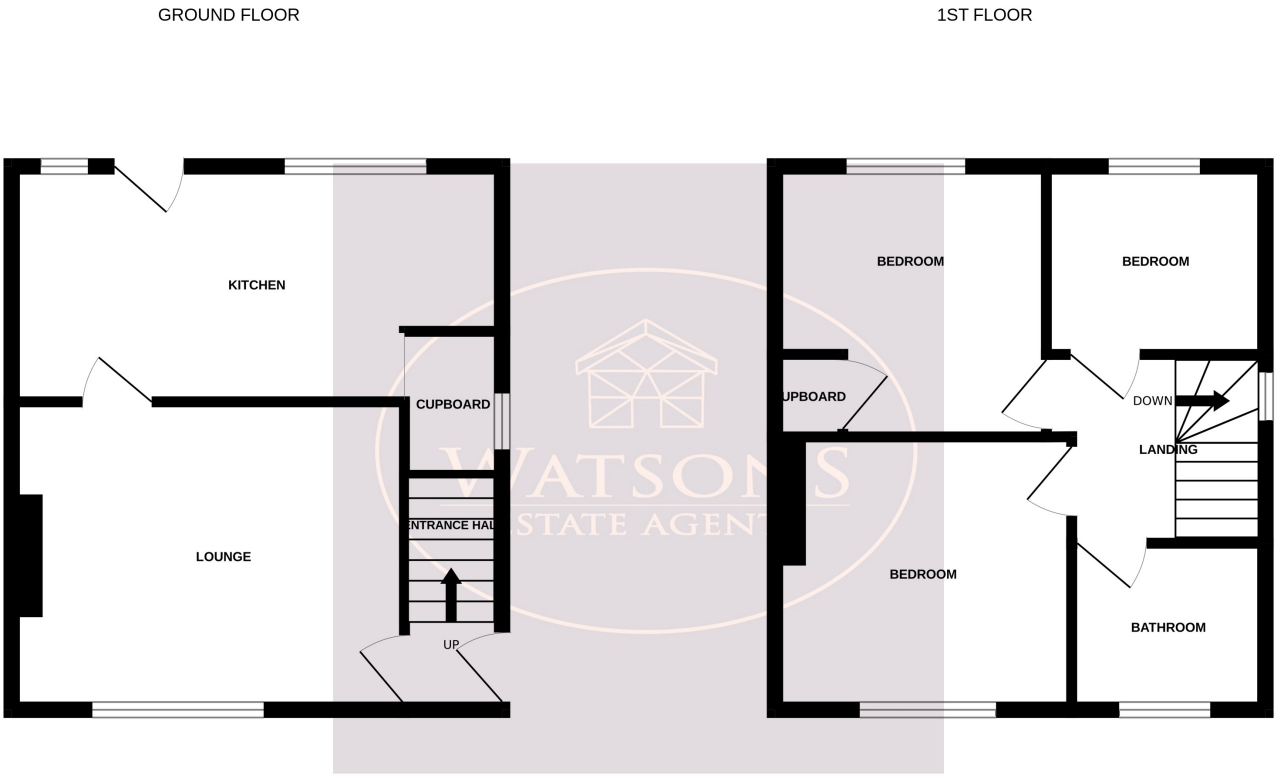
3 piece suite in white comprising WC, pedestal sink unit and P shaped bath with shower over. Radiator and obscured uPVC double glazed window to the front, ceiling spotlights and Minton tiled style flooring.

Outside

To the front of the property a concrete driveway provides ample off road parking. The South East facing rear garden offers a good level of privacy and comprises: a block paved patio seating area, turfed lawn, flower bed borders with a range of mature plants, shrubs & trees, raised railway sleep flower beds. Others features include a timber built summer house measuring 6m x 3m, fully insulated with light & power, vinyl flooring, vaulted ceiling and feature ceiling beams. To the bottom of the garden is a timber decking seating area, external power points, paved patio with gravel borders, timber built shed and covered pergola ideal for a hot tub. The garden is enclosed by timber fencing to the perimeter with gated access to the side.

Agents Note

The seller has provided us with the following information: the boiler is located in the 2nd bedroom and is 14 years sold. It was last serviced March 2025.



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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