

Palmerston Street, Westwood, NG16 5JA

Offers Over £270,000



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	70	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



Our Seller says....

- Detached Dorma Bungalow
- Two Double Bedrooms
- Spacious Dining Lounge
- Modern Fitted Kitchen
- Conservatory
- Ground Floor Bathroom & First Floor Shower Room
- Well Presented Throughout
- Ample Off Road Parking & Garage
- Well Maintained Rear Garden
- Great Road Links (M1)

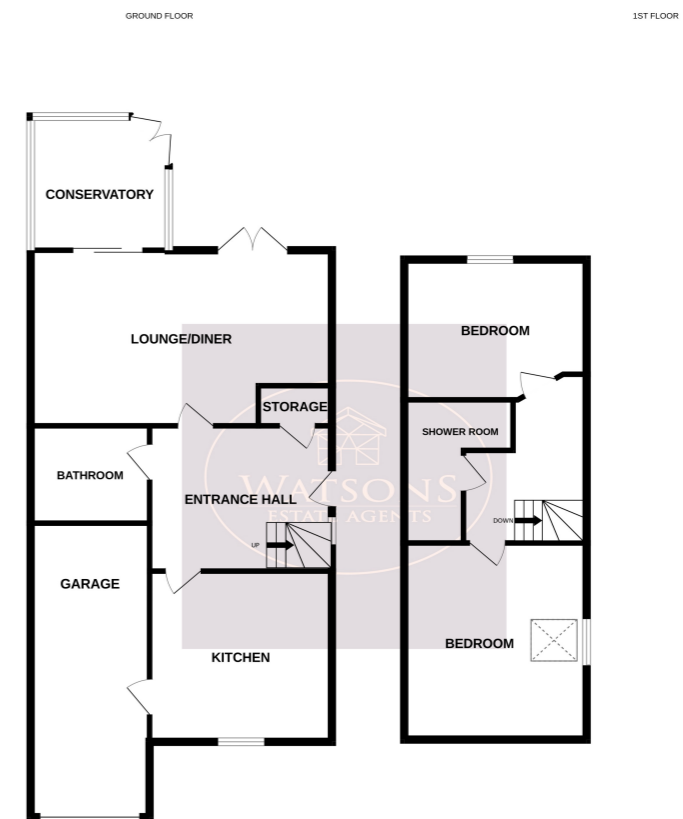
want to view?
 Call us on 0115 938 5577
 Our lines are open 8am - 8pm
 7 Days a week
 or email
 mail@watsons-residential.co.uk
 Ref - 30185672

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



While 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 02/20

*** A FANTASTIC FIND WITH FLEXIBLE LIVING ON PALMERSTON STREET! *** This well presented detached Dorma bungalow offers spacious and versatile accommodation, making it an ideal purchase for a range of buyers including families, downsizers or those looking for flexible living space. The property benefits from great road links including easy access to the M1, while still offering a comfortable residential setting. The accommodation comprises a welcoming entrance hall leading through to a spacious dining lounge with feature fireplace and doors opening into a bright conservatory, as well as direct access to the rear garden, creating an ideal space for both relaxing and entertaining. The modern fitted kitchen offers a range of units and integrated appliances, along with internal access to the garage for added convenience. The ground floor also benefits from a well appointed three piece bathroom. To the first floor there are two double bedrooms, including a generous primary bedroom with fitted wardrobes, along with a three piece shower room, offering additional flexibility for family living or visiting guests. Externally, the property benefits from ample off road parking to the front along with a garage, while to the rear is a well maintained garden featuring patio and lawn areas, providing a pleasant outdoor space to enjoy. Combining spacious accommodation with a versatile layout and a convenient location, this lovely home is not to be missed. Contact our team today to arrange your viewing. 0115 938 5577 (Option 2)

Ground Floor

Entrance Hall

UPVC entrance door, uPVC double glazed window to the side, storage cupboard, stairs to first floor and doors to kitchen, dining lounge and bathroom.

Kitchen

3.96m x 3.66m (13' 0" x 12' 0") A range of wall and base units with worksurfaces incorporating and inset 1.5 stainless steel sink & drainer unit. Integrated appliances including fridge freezer, dishwasher and extractor fan, with space for cooker. UPVC double glazed windows to the front, radiator and door to garage.

Bathroom

White three piece suite comprising wc, vanity sink with storage under and panel bath with mains fed shower over. Obscured uPVC double glazed window to the side, partially tiled walls and radiator.

Dining Lounge

6.58m x 3.81m (21' 7" x 12' 6") Radiator, feature fireplace with inset electric fire, sliding patio doors to the conservatory and French doors to the rear garden.

Conservatory

3.00m x 2.84m (9' 10" x 9' 4") UPVC double glazed windows to the rear and sides, tiled flooring and French doors to the rear garden.

First Floor

Landing

Doors to both bedrooms and shower room.

Bedroom 1

4.80m x 3.71m (15' 9" x 12' 2") UPVC double glazed window to the front, Velux window, fitted wardrobes and radiator.

Bedroom 2

3.71m x 3.66m (12' 2" x 12' 0") UPVC double glazed window to the rear and radiator.

Shower Room

White three piece suite comprising wc, vanity sink and double mains fed cubicle shower. Extractor fan, partially tiled walls, laminate wood flooring and radiator.

Garage

Single garage with up and over doors.

Outside

To the front of the property is a tarmac driveway with a gravel area to the side, giving access to both the garage, as well as the entrance door to the side and timber gate to rear garden. The rear garden features a paved patio seating area, turfed lawn area with timber flower bed edges, with well established plants and shrubbery. To the rear is both a timber shed, as well as a second patio seating area, and the garden is palisaded by timber fencing.

*** AGENT NOTE ***

AGENT NOTE: The seller has provided us with the following information; the boiler is located in the garage and is approximately 17 years old.