

Aspley Park Drive, NG8 3EA

Offers Over £400,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



- Detached Period Family Home
- 3 Double Bedrooms
- 2 Reception Rooms
- Downstairs WC & Conservatory
- Ample Off Road Parking & Garage
- Favoured School Catchment
- Ease Of Access To Nottingham City Centre
- Excellent Road & Public Transport Links
- Beautifully Presented Throughout

Our Seller says....

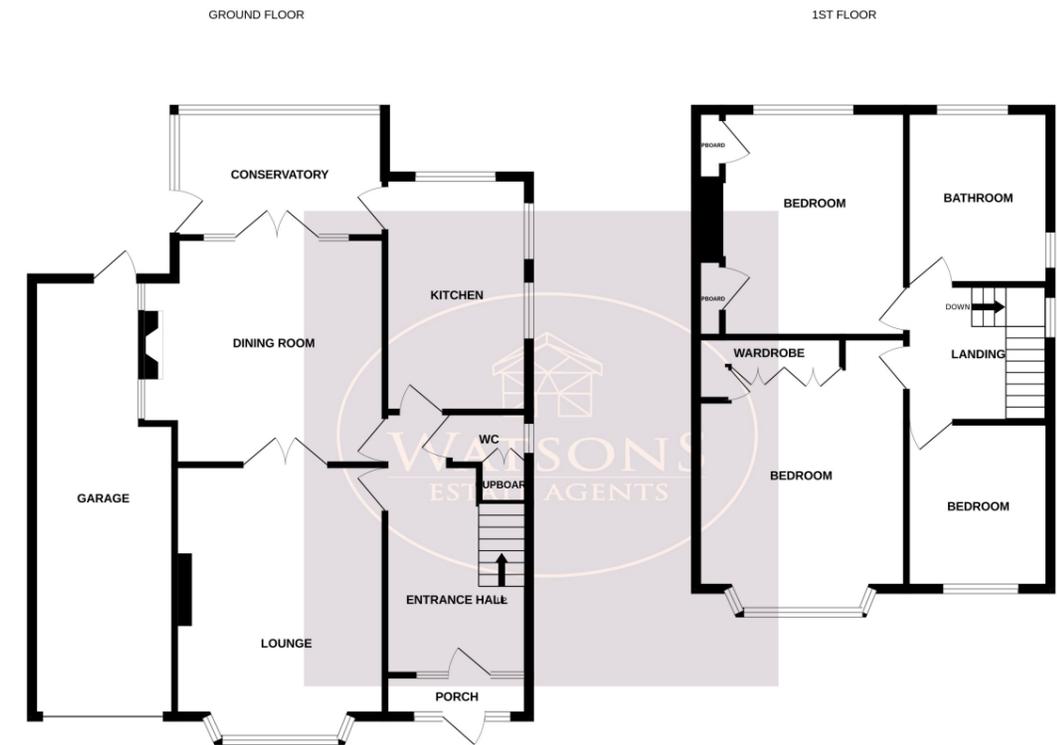
want to view?
 Call us on 0115 938 5577
 Our lines are open 8am - 8pm
 7 Days a week
 or email
 mail@watsons-residential.co.uk
 Ref - 29950833

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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*** STRIVE FOR ASPLEY PARK DRIVE! *** This location is very well regarded for its excellent school catchments & transport links. The generous plot of this 3 bed detached home also has the space to extend (PLANNING GRANTED! Planning application number 25/02280/PFUL3 (PP - 14560936) to build over the garage first floor side extension and single storey rear extension), making it a great home to grow with your family. The accommodation has been modernised by the current owners and comprises in brief: porch, entrance hall, wc, lounge, dining room, kitchen, conservatory, upstairs landing to the 3 DOUBLE bedrooms and family bathroom. Outside, there is an in/out driveway to the front providing good off street parking and the generous lawned rear enjoys a high level of privacy making it a great space to enjoy the Spring & Summer months. The location approx 2.5 miles from Nottingham City Centre is an easy commute and there is easy access to the ring road, tram service, as well as a regular bus service. We expect this to be popular, so call us without delay on 01159385577 (option 1) to arrange a viewing.

Ground Floor

Porch

UPVC double glazed windows and door to the front, door to the entrance hall.

Entrance Hall

Stairs to the first floor, radiator and doors to the lounge, kitchen, dining room and downstairs WC.

WC

WC, understairs storage cupboard, radiator and obscured uPVC double glazed window to the side.

Lounge

4.72m into the bay x 3.72m (15' 6" x 12' 2") UPVC double glazed bay window to the front, radiator, a range of fitted furniture and French doors to the dining room.

Dining Room

4.92m x 3.97m (16' 2" x 13' 0") Real flame gas fire, radiator and French doors to the conservatory.

Kitchen

4.52m x 2.57m (14' 10" x 8' 5") a range of matching wall & base units, work surfaces incorporating an inset sink & drainer unit. Integrated appliances to include: waist height electric oven & gas hob with extractor over, fridge and washing machine. 2 uPVC double glazed windows to the side, uPVC double glazed window to the rear, ceiling spotlights and radiator. Door to the conservatory.

Conservatory

3.62m x 2.62m (11' 11" x 8' 7") Brick & uPVC double glazed construction with polycarbonate roof, tiled flooring, radiator and door to the rear garden.

First Floor

Landing

UPVC double glazed window to the side and doors to all bedrooms and bathroom.

Bedroom

4.75m x 3.46m (15' 7" x 11' 4") UPVC double glazed bay window to the front, a range of fitted furniture and radiator.

Bedroom 2

3.96m x 3.73m (13' 0" x 12' 3") UPVC double glazed window to the rear, 2 fitted wardrobes and radiator.

Bedroom 3

3.01m x 2.59m (9' 11" x 8' 6") UPVC double glazed window to the front and radiator.

Bathroom

4 piece suite in white comprising concealed cistern WC, vanity sink unit, bath and shower cubicle with dual rainfall effect shower over. Vertical radiator, access to the attic, extractor fan and obscured uPVC double glazed windows to the rear & side.

Outside

To the front of the property is a block paved in/out driving with parking for 3 cars leading to the single garage measuring 4.4m x 2.55m with up & over door, power and housing the combination boiler. The rear garden offers a good level of privacy and comprises a paved patio seating area, door to the garage via the lean to, a generous lawn, flower bed borders with a range of mature plants & shrubs, timber built shed, external tap and 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 garage and is 4 and a half years old.