

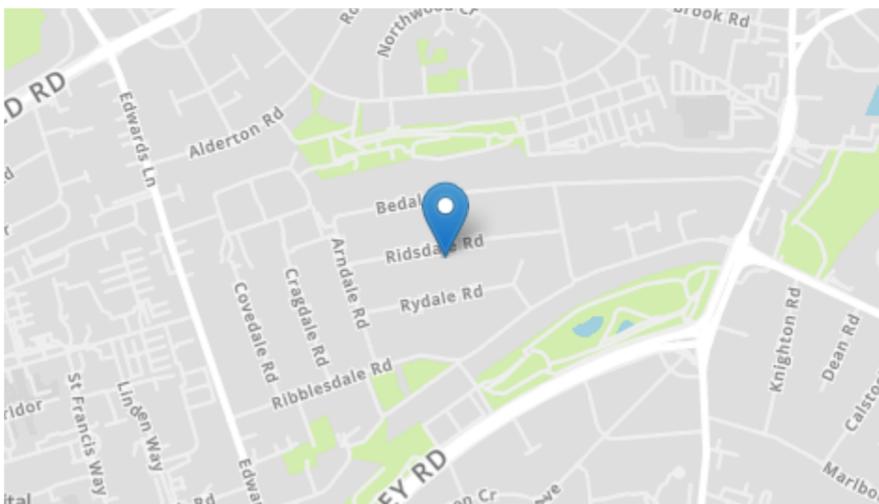
Ridsdale Road, Nottingham, NG5 3GR

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	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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 - 29999939

Our Seller says....

- Detached Family Home
- 3 Bedrooms
- Generous Lounge
- Fitted Dining Kitchen
- Downstairs WC
- Gated Driveway
- Rear Garden with Office Room
- Excellent Road & Public Transport Links
- Ease of Access to Nottingham City Centre

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



***** FABULOUS FAMILY HOME ON RIDSDALE ROAD ***** Located in this sought after part of Sherwood, and lying close to Nottingham city centre, is this superb four bedroom detached family home. Beautifully presented throughout and much improved by the current vendor, features include a generous and modern dining kitchen, downstairs WC, off road parking, a private and established rear garden with a large summerhouse, and much more. Briefly comprising; entrance hallway, dining kitchen, lounge, downstairs WC. To the first floor, four bedrooms and family bathroom. Outside, to the front is a driveway providing off road parking, and to the rear is a private rear garden with a summerhouse. Sherwood offers great amenities, with the town centre a short trip away with a range of trendy bars and shops, along with favoured schools, excellent access to the City Hospital and Nottingham city centre, along with road, bus and tram links. Contact Watsons to arrange a viewing.

Ground Floor

Entrance Hall

Composite double glazed entrance door to the front, stairs to the first floor with glass balustrades, ceramic tiled floor, radiator. Doors to the WC, lounge and dining kitchen.

WC

Obscured uPVC double glazed window to the front, WC, vanity sink unit, wall mounted heater.

Lounge

5.1m x 3.71m (16' 9" x 12' 2") UPVC double glazed bay window to the front and French doors to the rear with integrated blinds, radiator. Wood effect laminate flooring.

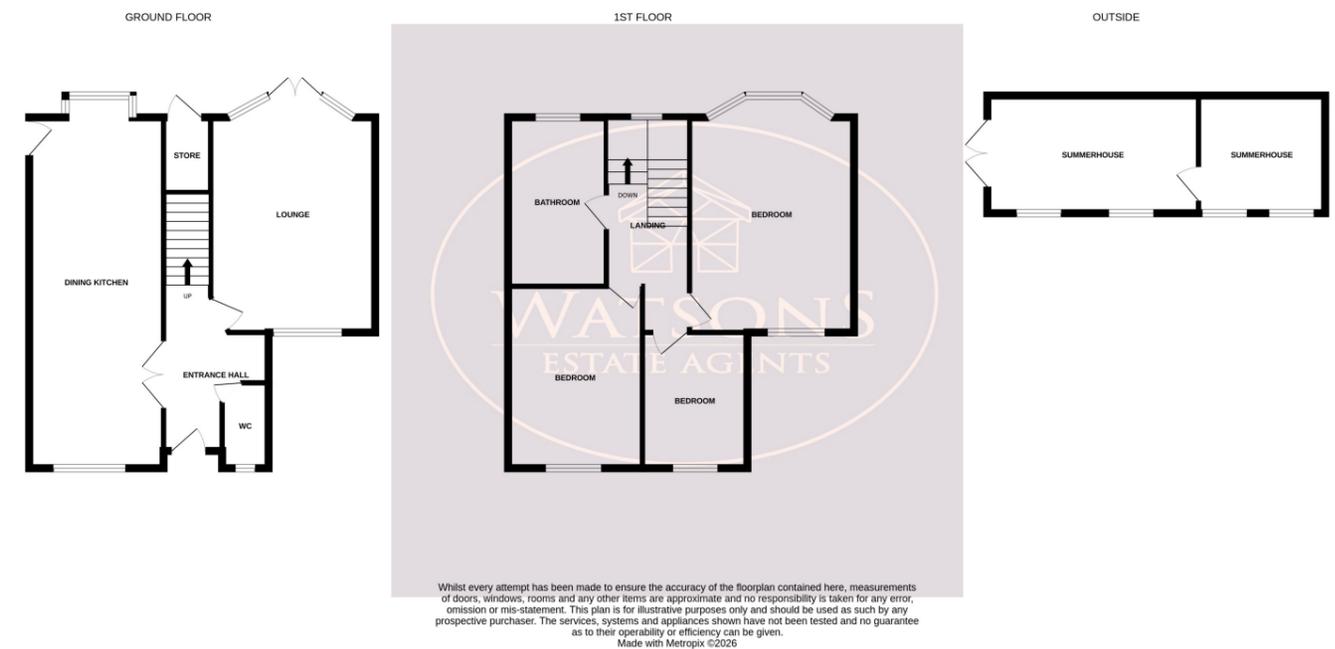
Dining Kitchen

8.03m x 3.12m (26' 4" x 10' 3") A range of matching high gloss wall & base units, work surface over with inset sink and drainer unit with mixer tap. Integrated appliances to include: triple electric ovens and hob with extractor over, dishwasher and washing machine. Wall mounted boiler, radiator. UPVC double glazed windows to the front and rear with integrated blinds and door to the side. Wood effect laminate flooring.

First Floor

Landing

UPVC double glazed window to the rear, access to the attic (partly boarded) and doors to all bedrooms and bathroom.



Bedroom 1

4.28m x 3.72m (14' 1" x 12' 2") UPVC double glazed windows to the front & rear, fitted wardrobes and radiator. Wood effect laminate flooring.

Bedroom 2

3.52m x 3.08m (11' 7" x 10' 1") UPVC double glazed window to the front and radiator.

Bedroom 3

2.95m x 2.23m (9' 8" x 7' 4") UPVC double glazed window to the front and radiator.

Bathroom

4 piece suite in white comprising WC, pedestal sink unit, bath & shower cubicle. Obscured uPVC double glazed window to the rear, chrome heated towel rail and ceiling spotlights.

Outside

Electric remote controlled sliding gate leading to the tarmac driveway. Flower bed borders with a range of mature plants & shrubs. The rear garden offers a good level of privacy and comprises a raised paved patio with glass balustrades, steps down to the barked and artificial lawn areas, flower bed borders with a range of mature plants and shrubs, outdoor tap and brick built store. Other features include a Home Office/Gym measuring 7.60m x 2.63m with split into two rooms, access door to the side, insulated, power and light. The garden is enclosed by wall & timber fencing to the perimeter.