

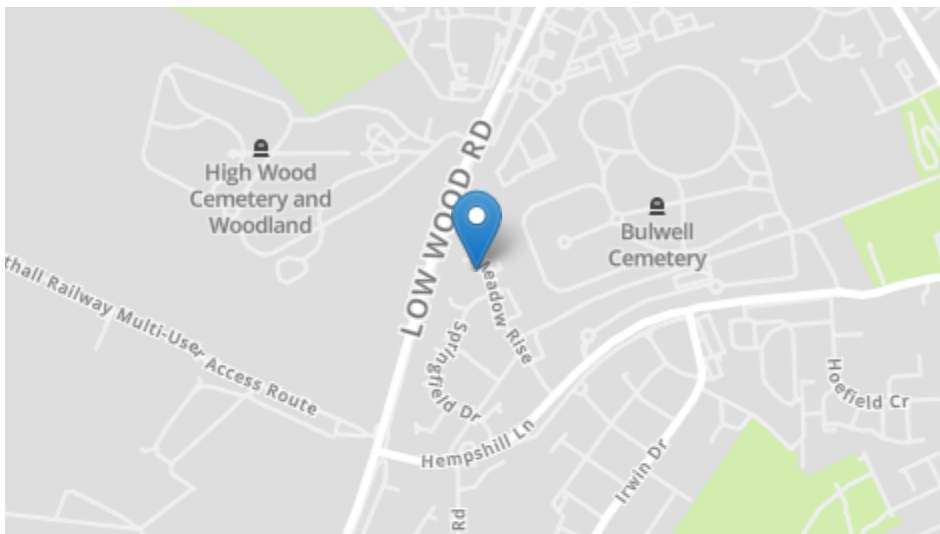
Meadow Rise, Nottingham, NG6 8WH

Offers Over £300,000

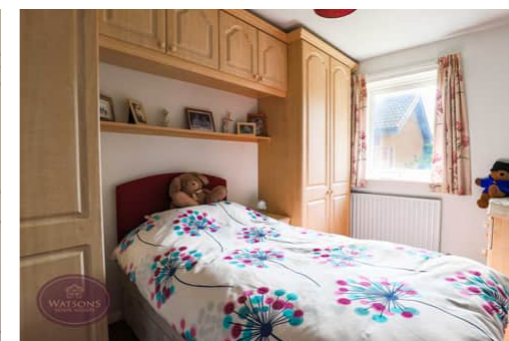


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		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 - 26687626

- Detached Bungalow
- 3 Bedrooms
- Conservatory
- Off Road Parking & Double Garage
- Popular Cul-de-Sac Location
- Short Drive To Bulwell Town Centre
- Private South West Facing Garden
- Ease Of Access To A610 & M1

Our Seller says....

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
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*** YOUR FOREVER HOME? *** The fact that this is the first time this 3 bedroom David Wilson bungalow has come to the market since being built in the 1980s is testament to how good this location is. Coming to the market with NO UPWARD CHAIN, this is your chance to downsize to a quiet cul-de-sac with easy access to amenities. In brief, the accommodation comprises: entrance hall, lounge, conservatory, dining kitchen, 3 bedrooms and shower room. The plot provides good off street parking to the front where there is a detached double garage, whilst the appealing lawned rear is south-west facing and offers a high level of privacy. Although this is a quiet cul-de-sac, Meadow Rise is within a mile of Bulwell Town Centre where there is an array of shops & amenities. There is also a bus service within walking distance. Call our sales team now to arrange a viewing.

Entrance Hall

UPVC double glazed entrance door to the front, airing cupboard housing the Worcester Bosch combination boiler. Doors to all rooms.

Lounge

5.09m x 3.7m (16' 8" x 12' 2") UPVC double glazed window to the rear, radiator, real flame gas fire and sliding patio doors to the conservatory.

Conservatory

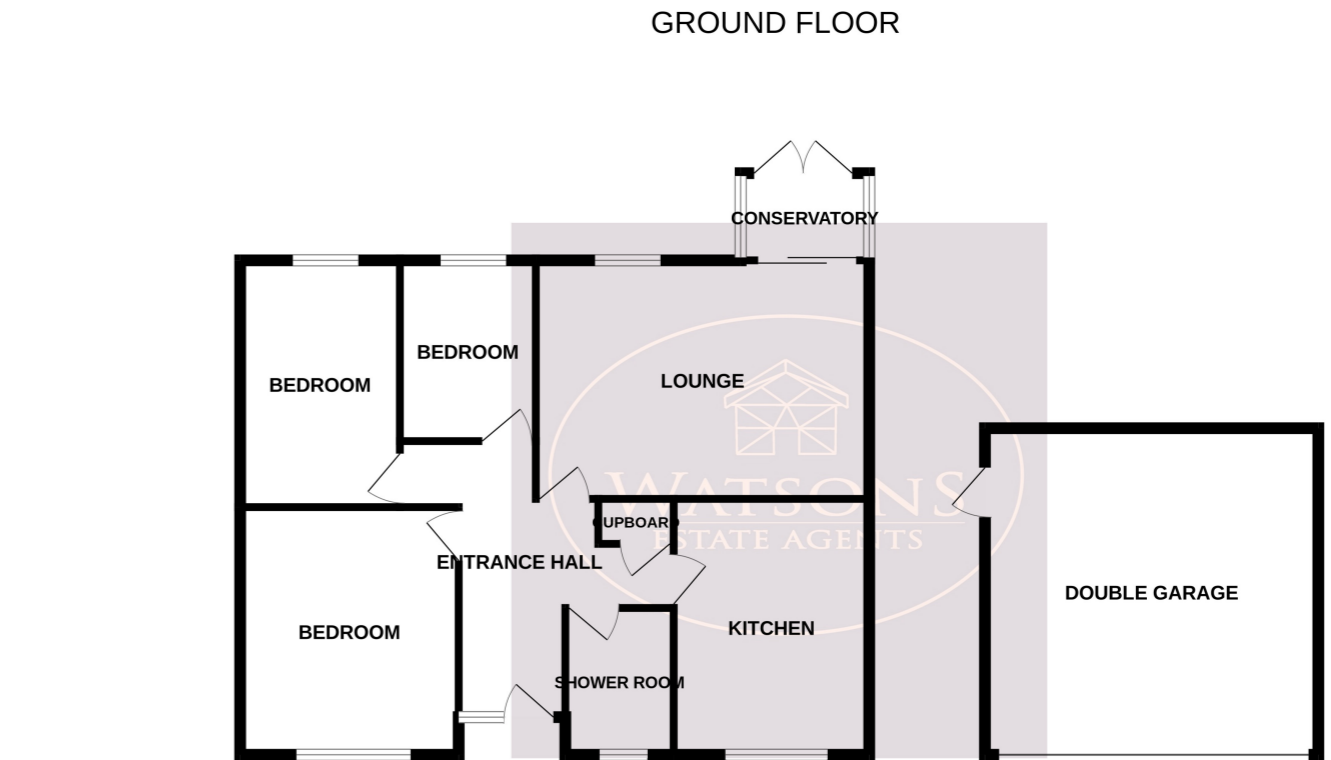
1.33m x 1.97m

Dining Kitchen

3.86m x 3.0m (12' 8" x 9' 10") A range of matching wall & base units, work surfaces incorporating a sink & drainer unit. Integrated appliances to include waist height double oven, grill and hob with extractor over. Plumbing for washing machine, radiator and uPVC double glazed window to the front.

Bedroom 1

3.91m x 3.35m (12' 10" x 11' 0") UPVC double glazed bay window to the front, a range of fitted furniture and radiator.



Bedroom 2

3.8m x 2.49m (12' 6" x 8' 2") UPVC double glazed window to the rear, a range of fitted furniture and radiator.

Bedroom 3

2.79m x 2.15m (9' 2" x 7' 1") UPVC double glazed window to the rear and radiator.

Shower Room

3 piece suite in white comprising WC, pedestal sink unit and shower cubicle with mains fed shower over. Obscured uPVC double glazed window to the front and radiator.

Outside

To the front of the property is a gravelled flower bed with a range of plants & shrubs. A tarmac driveway provides ample off road parking and leads to the detached garage measuring 5.1m x 5.0m with electric up & over doors and power. The South West facing rear garden offers a good level of privacy and comprises a paved patio, turf lawn, flower bed borders with a range of plants & shrubs and timber built summer house. The garden is enclosed by timber fencing to the perimeter with gated access to the side.