

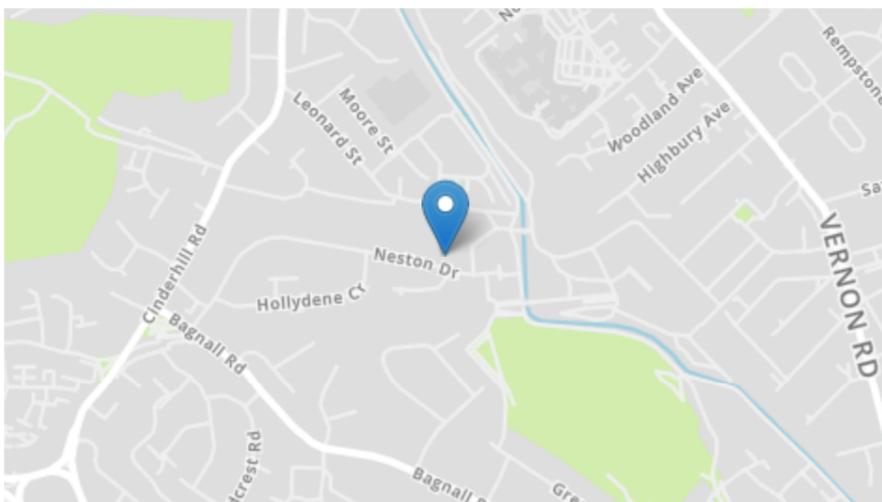
Neston Drive, NG6 8QY

Offers Over £210,000

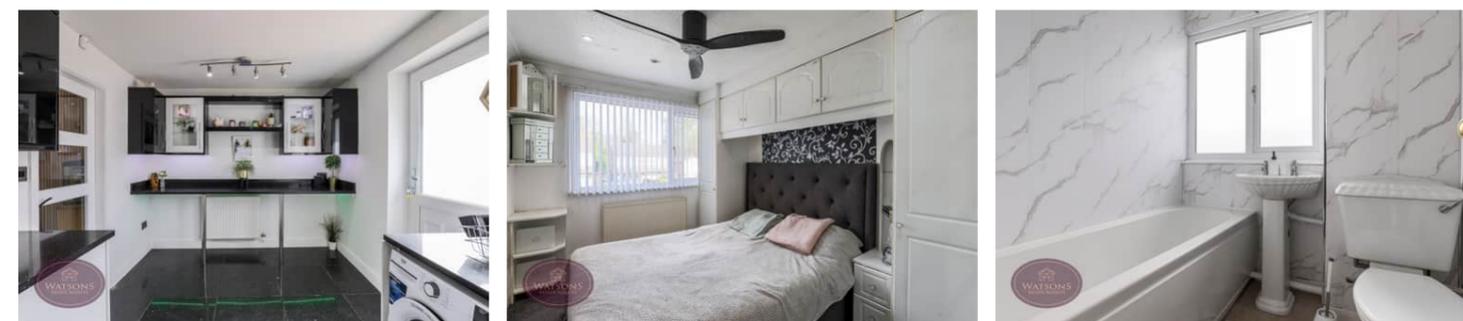


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		64	84
England, Scotland & Wales		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 - 28893913

- Semi Detached Family Home
- 3 Bedrooms
- Generous Lounge
- South Facing Rear Garden
- Excellent Road & Public
- Short Drive To Bulwell Town Centre
- Ease of Access to M1 & A610
- Driveway & Garage

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
 www.watsons-residential.co.uk

0115 938 5577
 8am-8pm - 7days



CREATE YOUR OWN 'NEST' EGG Looking for a ready to move in starter home with space and style? Look no further than this three bedroom semi-detached home located on a popular estate, lying close to the town of Bulwell. Benefits include a generous lounge, a south facing rear garden, and garage. Briefly comprising; lounge, dining/kitchen. To the first floor, three bedrooms and bathroom. Outside, to the front is off road parking, and to the rear is a private south facing garden and garage. Neston Drive lies close to Bulwell where a range of amenities are located including shops and schools. Transport links include bus, tram and train routes, along with the A610 for easy access to the city. Contact Watsons to arrange a viewing

Ground Floor

Lounge

4.7m x 4.5m (15' 5" x 14' 9") Full height uPVC double glazed bay window to the front, wood effect laminate flooring, radiator, feature fire place with inset gas fire and door to the dining kitchen.

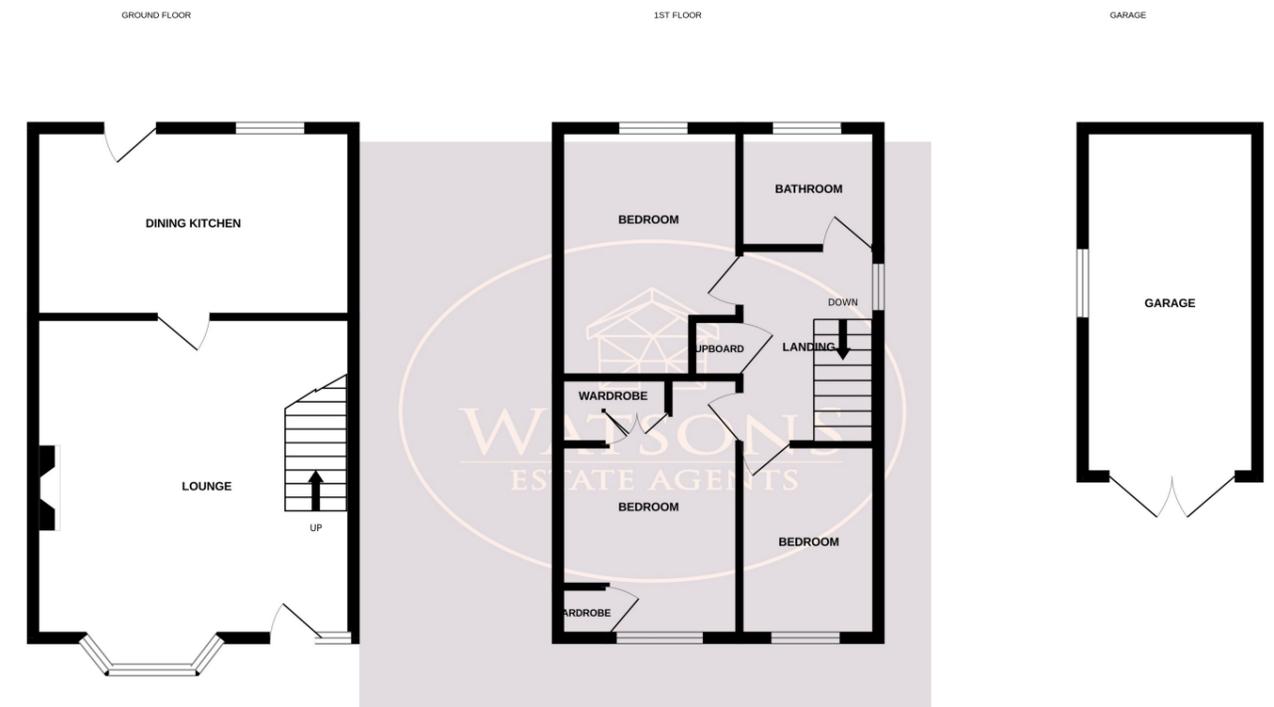
Dining Kitchen

4.5m x 2.9m (14' 9" x 9' 6") A range of matching wall & base units, granite work surfaces incorporating an inset sink. Integrated appliances to include: electric oven & hob with extractor over and washing machine. Breakfast bar, radiator and door to the rear garden.

First Floor

Landing

UPVC double glazed window to the side, airing cupboard housing the hot water tank. Access to the attic and doors to all bedrooms and bathroom.



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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Bedroom 1

3.4m x 2.9m (11' 2" x 9' 6") UPVC double glazed window to the front, a range of fitted furniture and radiator.

Bedroom 2

3.6m x 2.6m (11' 10" x 8' 6") UPVC double glazed window to the rear and radiator.

Bedroom 3

3.4m x 1.7m (11' 2" x 5' 7") UPVC double glazed window to the front and radiator.

Bathroom

3 piece suite in white comprising WC, pedestal sink unit and bath with electric shower over. Obscured uPVC double glazed window to the rear and radiator.

Outside

To the front of the property a tarmac driveway provides off road parking leading to the double wooden gates leading to the detached garage with up & over door and power. The South facing rear garden comprises a paved patio seating area and is enclosed by timber fencing to the perimeter with gated access to the side.