

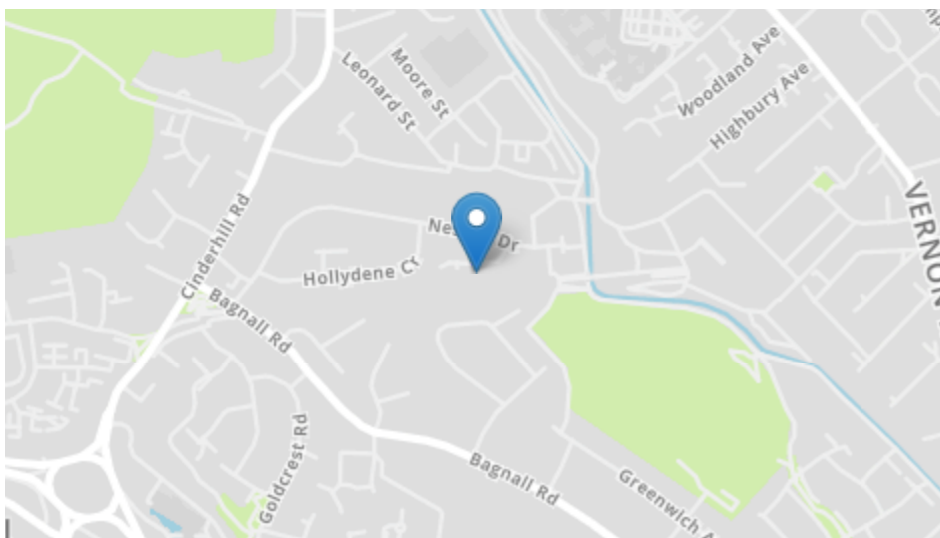
Willaston Close, NG6 8QW

£230,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



- Semi Detached Family Home
- 3 Bedrooms
- Newly Fitted Modern Dining Kitchen
- Newly Fitted Family Bathroom
- Driveway
- South Facing Rear Garden
- Ease of Access To A610 & M1
- Fully Renovated Throughout
- 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 - 27752882

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



*** WILLASTON WONDER *** Located on a quiet cul de sac in the popular area of Cinderhill on the outskirts of Nottingham, this superb 3 bed semi needs to be viewed to be appreciated. The accommodation is well presented, well proportioned and it benefits from easy access to Tram & M1 motorway. In brief, comprising: entrance hall, lounge, dining kitchen. To the first floor, three bedrooms and bathroom. Outside, to the front is a driveway providing off road parking, whilst to the South facing rear is a privately enclosed garden. Located near to fantastic transport links, including access to the A610, tram and the M1. This beautiful property must be seen to be appreciated. Call Watsons today to arrange your viewing.

Ground Floor

Entrance Hall

Composite entrance door to the front, radiator, stairs to the first floor and door to the lounge.

Lounge

4.74m x 3.58m (15' 7" x 11' 9") UPVC double glazed window to the front, radiator, under stairs storage and door to the dining kitchen.

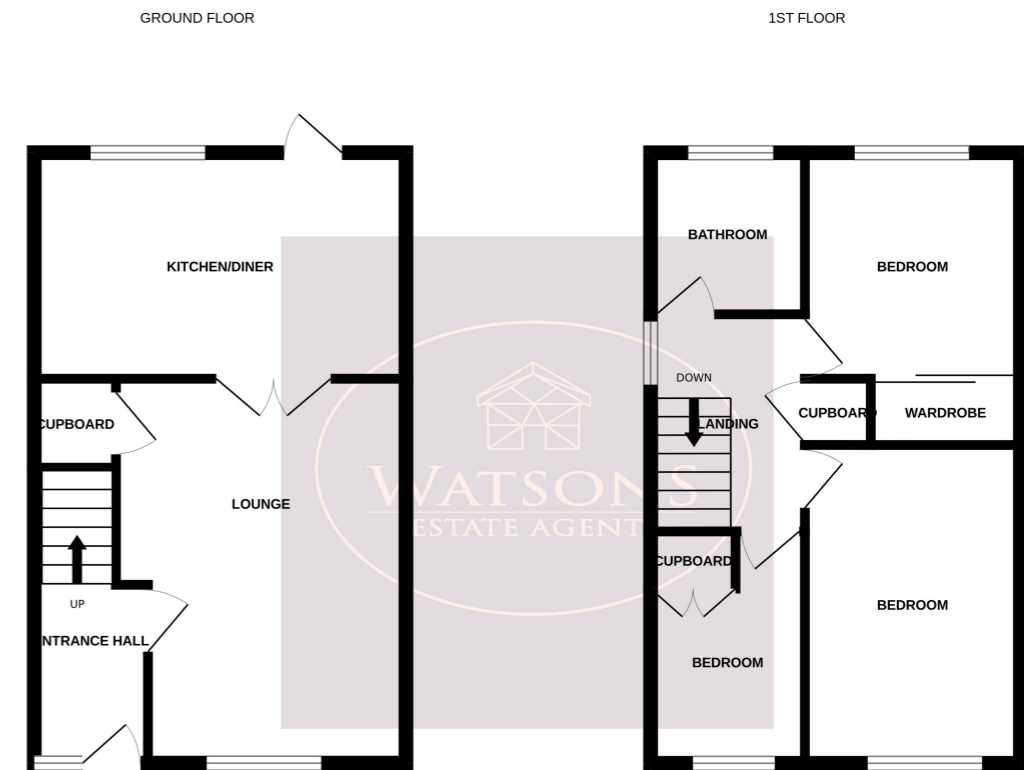
Dining Kitchen

4.55m x 2.95m (14' 11" x 9' 8") A range of matching wall & base units, work surfaces incorporating an inset ceramic sink & drainer unit. Integrated appliances to include: waist height double electric oven, induction hob and dishwasher. Combination boiler. UPVC double glazed window to rear, uPVC double glazed French doors leading to the rear garden.

First Floor

Landing

UPVC double glazed window to the side, airing cupboard, 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

3.7m x 2.65m (12' 2" x 8' 8") UPVC double glazed window to the rear, sliding door wardrobes and radiator.

Bedroom 2

3.92m x 2.61m (12' 10" x 8' 7") UPVC double glazed window to the front, wardrobe, and radiator.

Bedroom 3

2.94m x 1.86m (9' 8" x 6' 1") UPVC double glazed window to the front and radiator.

Bathroom

3 piece suite in white comprising WC, vanity sink unit and bath with rainfall effect shower over. Heated towel rail, extractor fan and obscured uPVC double glazed window to the rear.

Outside

To the front of the property is a turfed lawn. A tarmac driveway provides ample off road parking. The South facing, low maintenance rear garden comprises a paved patio, artificial lawn, bin store, timber built summerhouse/bar with power. The garden is enclosed by timber fencing to the perimeter with gated access to then side.