

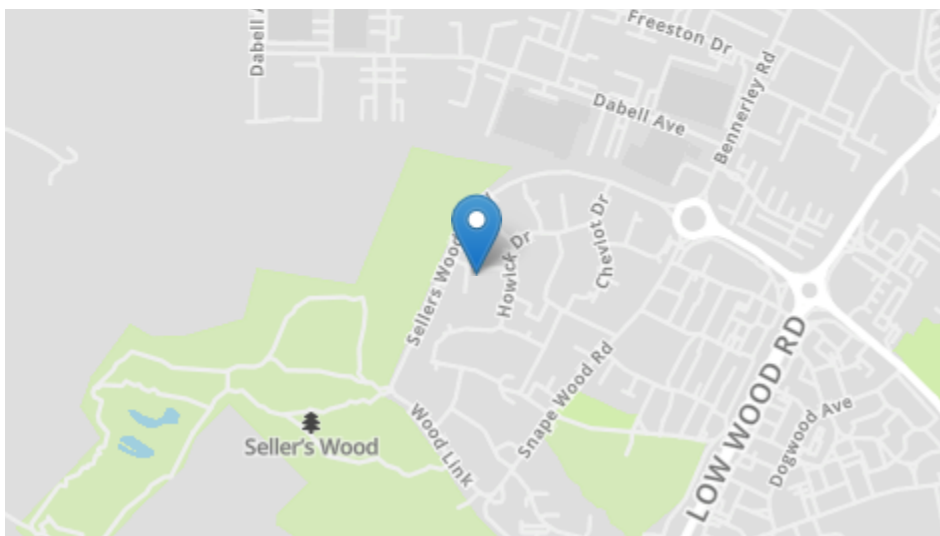
Craster Drive, Nottingham, NG6 7FJ

Offers Over £210,000



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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 - 28036267

Our Seller says....

- Semi Detached Family Home
- 3 Bedrooms
- Open Plan Lounge Diner
- Off Road Parking
- Short Drive To Bulwell Town Centre
- Excellent Road & Public Transport Links
- Walking Distance From Amenities
- Ideal First Buy or Family Home

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



\*\*\* COME HOME TO CRASTER! \*\*\* This beautiful three bedroom semi detached family home is located very conveniently for Nottingham city centre and access to the M1 and is boast excellent living space with a lounge, dining room, fitted kitchen, three bedrooms and a modern family bathroom. Outside there is a private driveway and well tended garden to the rear. Overall the property is beautifully presented inside and out and we think represents great value for those looking to buy their forever family home! Call our friendly sales team today to book your viewing.

## Ground Floor

### Lounge

4.7m x 4.01m (15' 5" x 13' 2") UPVC double glazed entrance door to the front, uPVC double glazed window to the front, radiator, stairs to the first floor, under stairs storage cupboard, wood effect laminate flooring and feature media wall with inset electric flame effect fire. Open to the dining room.

### Dining Room

3.31m x 2.43m (10' 10" x 8' 0") UPVC double glazed window to the rear, radiator, wood effect laminate flooring and open to the kitchen.

### Kitchen

3.31m x 2.28m (10' 10" x 7' 6") A range of matching wall & base units, work surfaces incorporating an inset stainless steel sink & drainer unit. Integrated appliances to include: electric oven & hob with extractor over. Plumbing for washing machine & dishwasher. Wood effect laminate flooring, radiator, uPVC double glazed window to the rear.

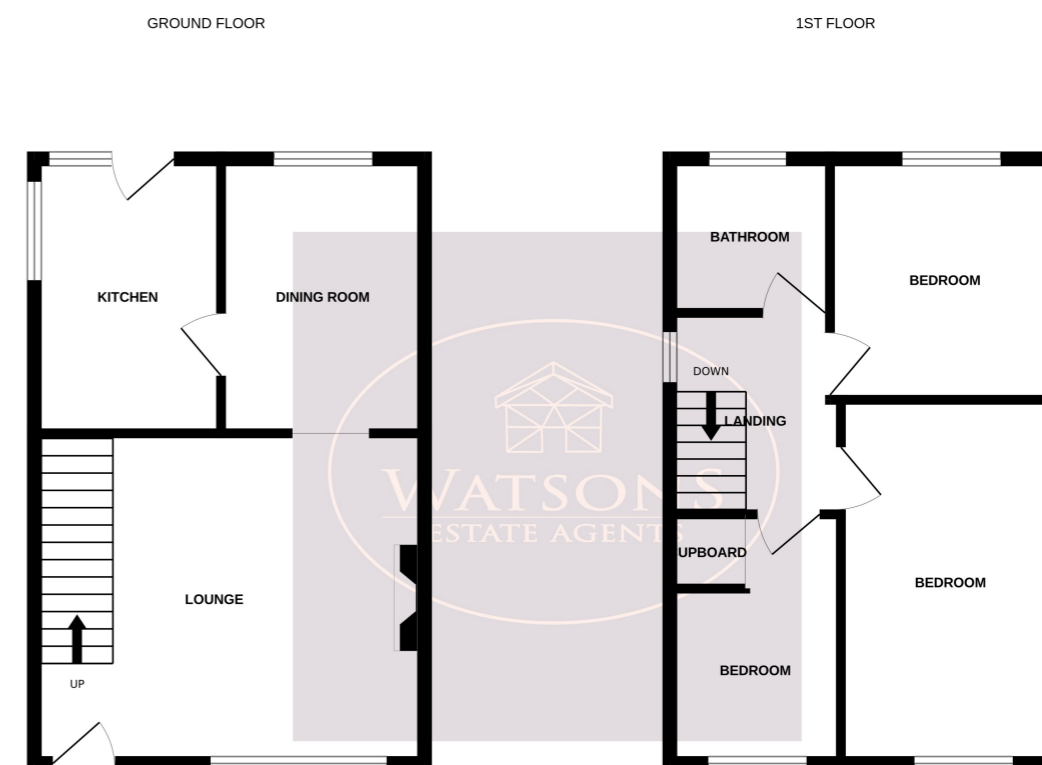
## First Floor

### Landing

Air conditioning, uPVC double glazed window to the side and doors to all bedrooms and bathroom.

### Bedroom 1

4.76m x 2.66m (15' 7" x 8' 9") UPVC double glazed window to then front and radiator.



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 2

2.8m x 2.71m (9' 2" x 8' 11") UPVC double glazed window to the rear and radiator.

### Bedroom 3

2.98m x 1.97m (9' 9" x 6' 6") UPVC double glazed window to the rear, built in storage cupboard and radiator.

### Bathroom

3 piece suite in white comprising WC, vanity sink unit and bath with shower over. Chrome heated towel rail and obscured uPVC double glazed window to the rear.

### Outside

To the front of the property are plum slate beds with a range of plants & shrubs. A tarmac driveway provides off road parking with further secure parking behind double wooden gates. The low maintenance rear garden comprises a paved patio, an artificial lawn and a further paved patio seating area to the bottom of the garden. The garden is enclosed by timber fencing to the perimeter with gated access to the side.