

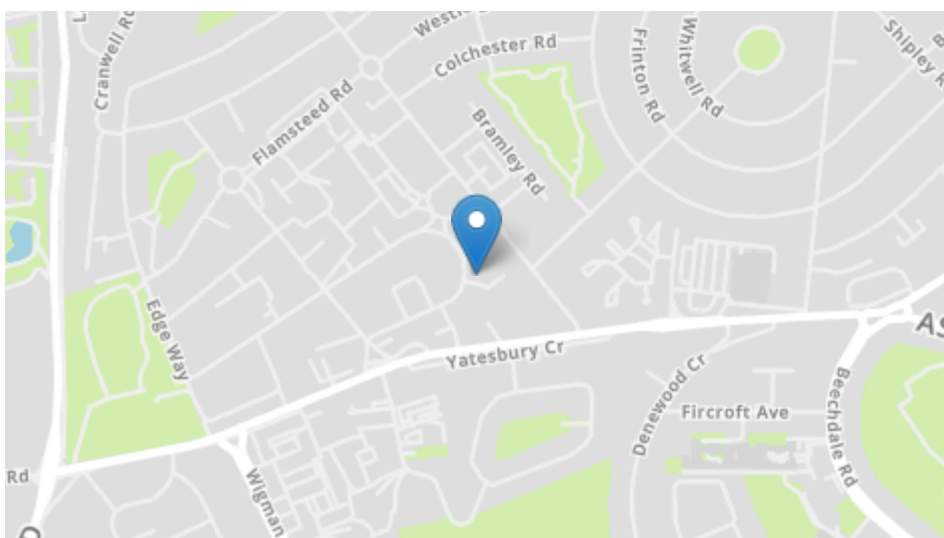
Wyrle Drive, NG8 6NN

Offers Over £260,000

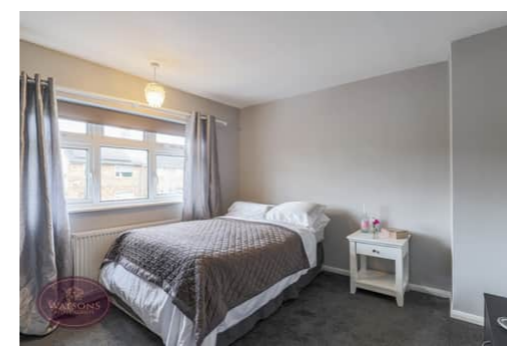


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		88
(69-80)	C		
(55-68)	D	72	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



- Semi Detached Family Home
- 3 Bedrooms
- Dining Kitchen
- Downstairs WC & Utility Room
- Driveway
- Walking Distance To Amenities
- Excellent Road & Public Transport Links
- Ease of Access to Nottingham City Centre

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 - 28078837

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



TURN THE KEY AND MOVE IN Located on this popular street in the village of Strelley, a beautifully presented and much improved three bedroom semi-detached family home. Features include a spacious lounge, downstairs wc, utility, workshop and stunning low maintenance rear garden. Briefly comprising; entrance hallway, downstairs wc, lounge, dining kitchen, utility room. To the first floor, three generous bedrooms and family bathroom. Outside, driveway providing off road parking to the front, and a private and low maintenance garden to the rear with a feature pond, two sheds and workshop. Strelley is ideally located within close proximity to Nottingham city centre and the well regarded Wollaton. There are a range of nearby shops, and road links include the A610. Ready to move in and beautifully presented, this home is sure to be popular with buyers. Contact Watsons today to arrange a viewing.

Ground Floor

Entrance Hall

Stairs to the first floor, under stairs storage, doors to the lounge, WC, dining kitchen and utility room.

WC

WC, vanity sink unit, radiator and obscured uPVC double glazed window to the front.

Lounge

6.35m x 3.42m (20' 10" x 11' 3") UPVC double glazed window to the front, radiator, inset multifuel burner and sliding patio doors to the rear garden.

Dining Kitchen

3.47m x 3.0m (11' 5" x 9' 10") A range of matching wall & base units, work surfaces incorporating an inset sink & drainer unit. Integrated waist height electric oven & hob with extractor over. Radiator and uPVC double glazed window to the rear.

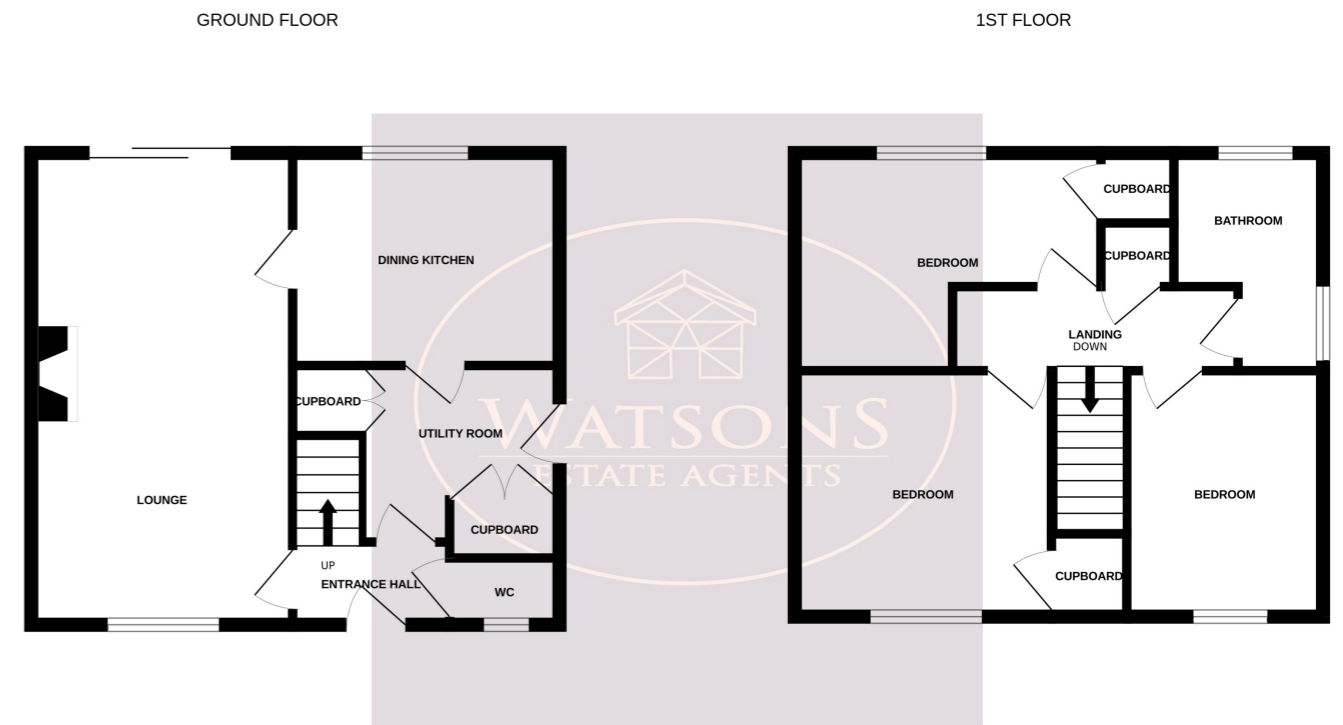
Utility Room

Plumbing for washing machine, door to the side leading to the rear garden and door to the entrance hall.

First Floor

Landing

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

3.42m x 3.35m (11' 3" x 11' 0") UPVC double glazed window to the front, radiator and storage cupboard.

Bedroom 2

3.31m x 2.48m (10' 10" x 8' 2") UPVC double glazed window to the front and radiator.

Bedroom 3

4.14m x 2.74m (13' 7" x 9' 0") UPVC double glazed window to the rear, storage cupboard and radiator.

Bathroom

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

Outside

To the front of the property, a gravel driveway provides ample off road parking. The rear garden comprises a paved patio, timber decking seating area, uncovered pergola, turfed lawn, 2 oversized timber built sheds, workshop and feature pond. The garden is enclosed by timber fencing to the perimeter with gated access to the side.