

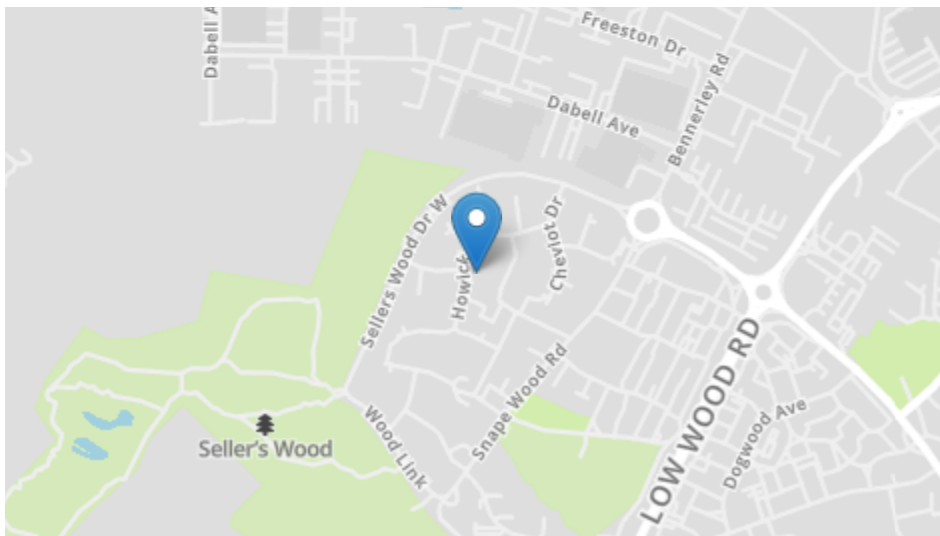
Howick Drive, NG6 7FQ

£230,000

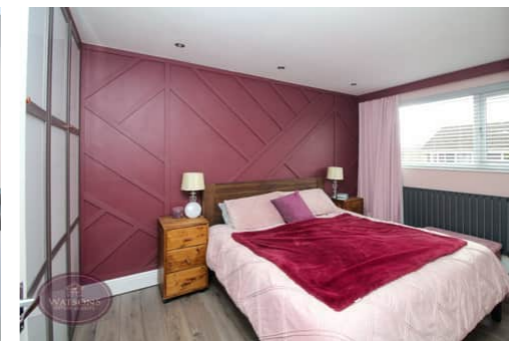


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£230,000



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		87
(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	



- EXTENDED Semi Detached
- 3 Bedrooms
- Modern Kitchen
- Family Room
- Driveway
- Excellent Road & Public Transport Links
- Ease Of Access to M1
- Well 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 - 27417072

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



*** VIEWING RECOMMENDED *** This superb semi sits on a quiet cul-de-sac in the favoured Sellars Wood area of Bulwell. It is particularly well presented throughout and with a great garden room off the kitchen, it will be great space for Summer entertaining. The accommodation in brief comprises: entrance hall, lounge, breakfast kitchen with fitted appliances and a family room with French doors leading to the rear garden. On the first floor, the landing leads to the 3 bedrooms and family bathroom. Outside, a driveway & gravelled area provide good off street parking, whilst the modest rear garden is very low maintenance and has a good level of privacy. With good schools, a wealth of amenities available in the nearby town of Bulwell and easy access to the M1 motorway, it's not hard to see why this area is so popular. Call our sales team now to arrange a viewing.

Ground Floor

Entrance Hall

UPVC double glazed entrance door, fitted shoe storage, chrome radiator, stairs to the first floor and door to the lounge.

Lounge

4.77m x 4.03m (15' 8" x 13' 3") UPVC double glazed window to the front, wood effect laminate flooring, vertical radiator and door to the breakfast kitchen.

Breakfast Kitchen

4.77m x 3.35m (15' 8" x 11' 0") A wide range of modern shaker style wall & base units with complimentary copper effect hardware. Work surfaces incorporating an inset sink & drainer unit. Integrated appliances to include: electric oven & halogen hob with extractor over. Plumbing for washing machines and dishwasher. Wiring and plumbing for an American style fridge freezer. Central island with base units, drawer and breakfast bar seating for 3 people. Tiled flooring, vertical radiator. UPVC double glazed window to the side & French doors to the family room.

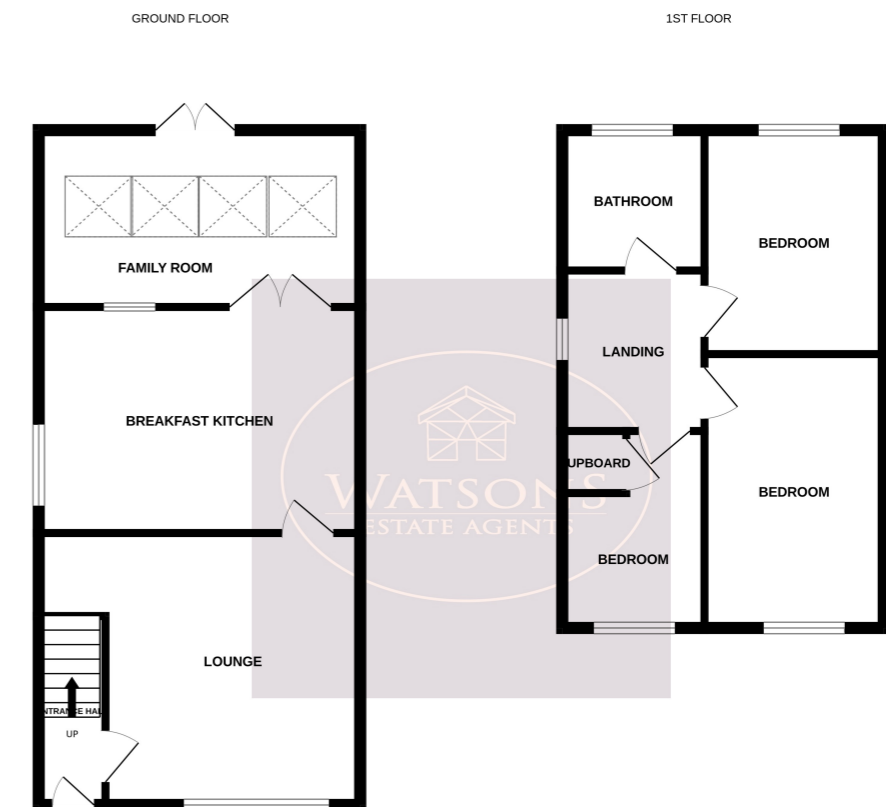
Family Room

4.77m x 2.62m (15' 8" x 8' 7") Tiled flooring, ceiling spotlights, 4 skylight windows and UPVC double glazed French doors leading to the rear garden.

First Floor

Landing

UPVC double glazed window to the side, 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

4.68m x 2.68m (15' 4" x 8' 10") UPVC double glazed window to the front, ceiling spotlights, fitted wardrobes, wood effect laminate flooring and radiator.

Bedroom 2

3.32m x 2.66m (10' 11" x 8' 9") UPVC double glazed window to the rear, storage cupboard, wood effect laminate flooring and radiator.

Bedroom 3

3.34m x 1.98m (10' 11" x 6' 6") UPVC double glazed window to the front, wood effect laminate flooring and radiator.

Bathroom

1.83m x 1.83m (6' 0" x 6' 0") 3 piece suite in white comprising WC, vanity sink unit and bath with shower over. Obscured uPVC double glazed window to the rear, tiled flooring and heated towel rail.

Outside

To the front of the property is a block paved and gravel driveway providing ample off road parking. The low maintenance rear garden comprises a paved patio, timber built summer house, artificial lawn and raised flower bed borders with a range of plants & shrubs. The garden is enclosed by timber fencing to the perimeter with gated access to the side.