

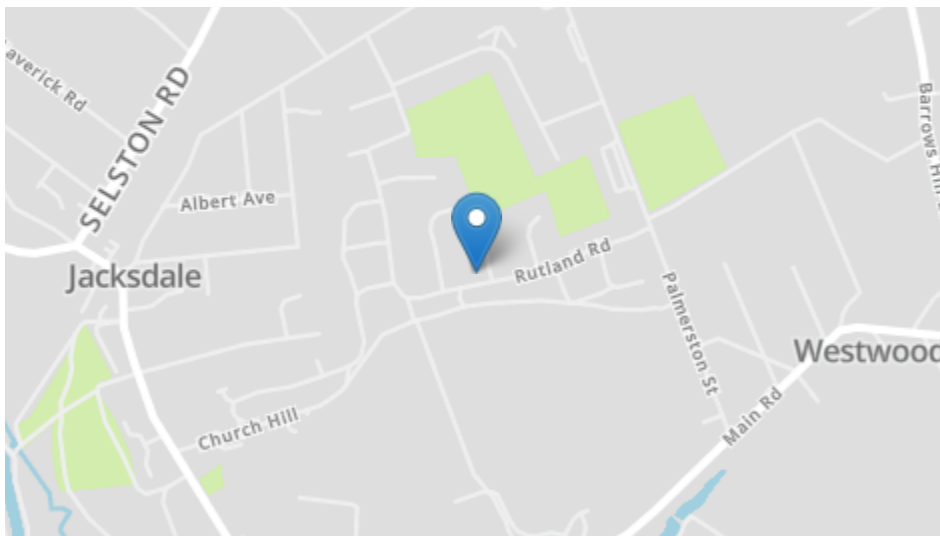
Rutland Road, Westwood, NG16 5JQ

£280,000



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
		<b>87</b>
	<b>71</b>	
England, Scotland & Wales		
		EU Directive 2002/91/EC



- Detached Bungalow
- 3 bedrooms
- Corner Plot
- 2 Driveways & Detached Double Garage
- Semi Rural Location
- Ease Of Access to M1
- No Upward Chain

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 - 26451867

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



\*\*\* MORE THAN MEETS THE EYE \*\*\* Occupying a great corner plot on a quiet street in Westwood and with NO UPWARD CHAIN, this 3 bedroom bungalow offers good space and is well worth a view. The unusual kerb appeal intrigues as you walk down one of 2 driveways, then you will find a particularly generous lounge, kitchen with plenty cupboard space, 3 good size bedrooms and a modern shower room. The lawn to the front & side are enclosed by a hedged perimeter and there is a great private paved patio tucked away to the rear. A second driveway is accessed off Derbyshire drive to provide uncommonly generous parking provision and complete what is a fantastic forever home. Westwood is quite a rural village close to Selston and Jacksdale, but is served by some local shops and the M1 motorway is just over 2 miles away. Call our sales team today to arrange a viewing.

### Porch

UPVC double glazed window to the front, radiator and door to the entrance hall.

### Entrance Hall

Access to the attic, radiator and doors to all rooms.

### Lounge

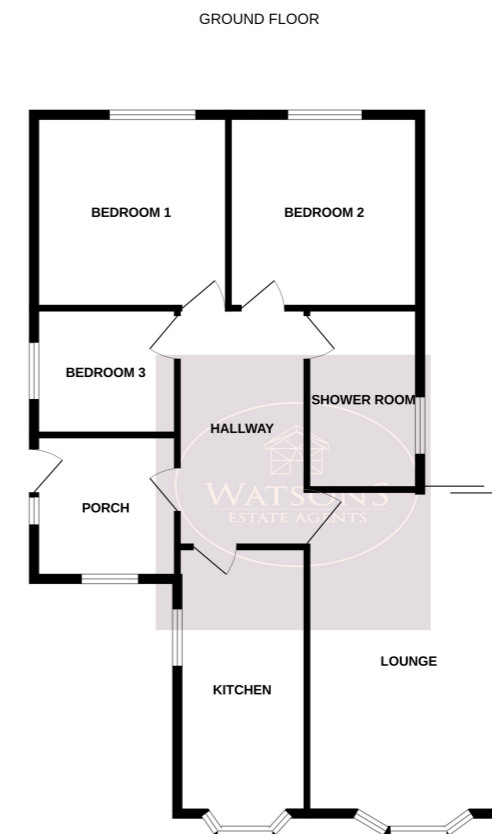
5.76m x 3.66m (18' 11" x 12' 0") UPVC double glazed window to the front, 2 radiators and sliding patio doors leading to the rear garden.

### Breakfast Kitchen

4.76m x 2.3m (15' 7" x 7' 7") A range of matching wall & base units, work surfaces incorporating an inset one & a half bowl stainless steel sink & drainer unit. Integrated appliances to include; electric oven & hob with extractor over, washing machine and dishwasher. UPVC double glazed window to the rear, uPVC double glazed bay window to the front, integrated combination boiler and radiator.

### Bedroom 1

3.46m x 3.45m (11' 4" x 11' 4") UPVC double glazed window to the rear, a range of fitted furniture 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.  
Made with Metropix (2022)

### Bedroom 2

3.4m x 3.4m (11' 2" x 11' 2") (Currently used as a dining room) UPVC double glazed window to the rear and radiator.

### Bedroom 3

2.52m x 2.26m (8' 3" x 7' 5") UPVC double glazed window to the side, fitted wardrobes and radiator.

### Shower Room

3 piece suite in white comprising WC, vanity sink unit and shower cubicle with electric shower over. Radiator, ceiling spotlights, extractor fan and obscured uPVC double glazed window to the side.

### Outside

To the front and side of the property are turfed lawns and flower bed borders with a range of plants & shrubs. To the front there is also a tarmac driveway providing ample off road parking. A concrete driveway to the rear provides further off road parking and leads to the detached double garage measuring 5.9m x 5.73m with up & over door and power. The low maintenance rear garden comprises a paved patio, turfed lawn and is enclosed by hedge and timber fencing to the perimeter.