

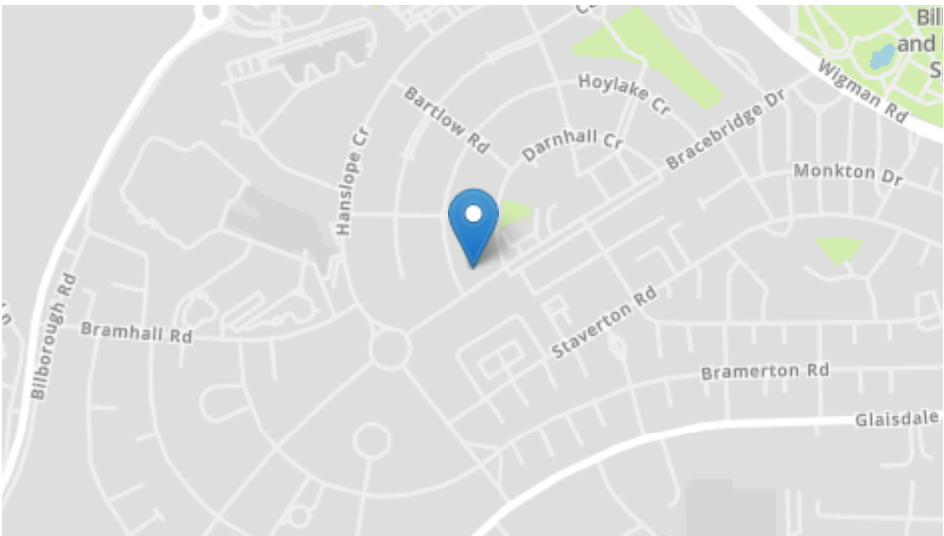
Bracebridge Drive, NG8 4PN

£240,000



Bracebridge Drive, NG8 4PN

£240,000



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	74	85
	EU Directive 2002/91/EC	

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 - 29494933

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.



- Semi Detached Family Home
- 3 Bedrooms
- 2 Reception Rooms
- Downstairs WC
- Off Road Parking
- Excellent Road & Public Transport Links
- Walking Distance to Amenities
- Ease of Access to Nottingham City Centre
- Corner Plot

Our Seller says....

40 Main Street, Kimberley, NG16 2LY
www.watsons-residential.co.uk

0115 938 5577
8am-8pm - 7days



*** 'BRACE' YOURSELF, YOUR NEW HOME IS READY! *** Located on the popular Billborough estate, with easy access to Nottingham City Centre is this well proportioned three bedroom semi-detached property. Features include two reception rooms, a downstairs WC, and sitting on a generous corner plot. Outside, a spacious driveway to the front provides ample off road parking, and to the rear is a privately enclosed garden. Nearby amenities include excellent transport links including bus, train and tram, along with the surrounding towns of Wollaton and Kimberley. Contact Watsons to arrange a viewing.

Ground Floor

Entrance Hall

Composite entrance door to the side, chrome heated towel rail, stairs to the first floor and doors to the lounge and kitchen.

Lounge

4.61m x 3.34m (15' 1" x 10' 11") UPVC double glazed window to the front, radiator and open to the dining room.

Dining Room

3.23m x 2.45m (10' 7" x 8' 0") Understairs storage cupboard, radiator and sliding patio door to the rear garden. Door to the kitchen.

Kitchen

3.51m x 2.97m (11' 6" x 9' 9") A range of matching wall & base units, work surfaces incorporating an inset one & half bowl stainless steel sink & drainer unit. Integrated electric oven & gas hob with extractor over. Plumbing for washing machine, uPVC double glazed window to the rear, radiator, ceiling spotlights and door to the rear lobby.

Rear Lobby

Doors to the WC and rear garden.

Downstairs WC

Obscured uPVC double glazed window to the rear, WC, wall mounted sink, wall mounted Worcester Bosch combination boiler.

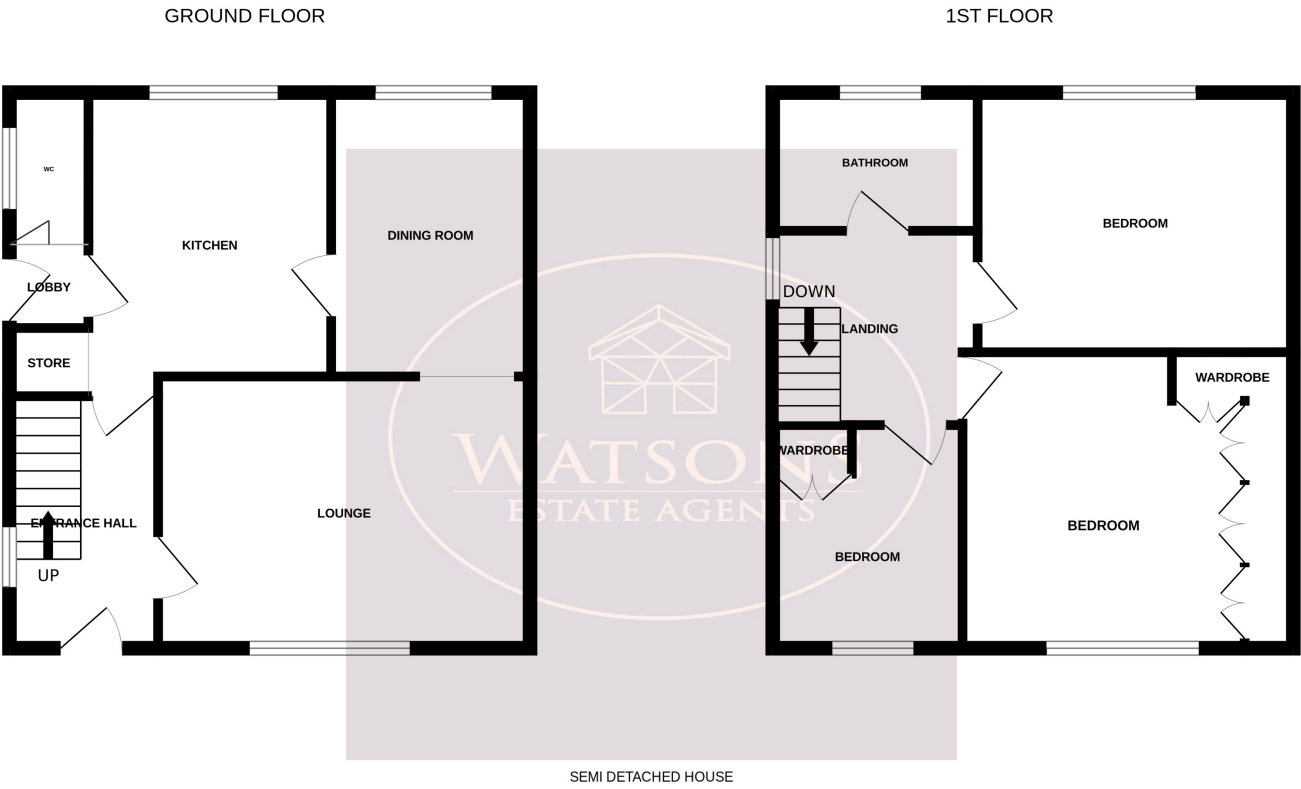
First Floor

Landing

UPVC double glazed window to the side, access to the attic (with 2 velux windows, fully boarded with drop down ladder, power and radiator). Doors to all bedrooms and bathroom.

Bedroom 1

4.04m x 3.65m (13' 3" x 12' 0") UPVC double glazed window to the front, fitted wardrobes 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 ©2025

Bedroom 2

3.9m x 2.88m (2.73m min) (12' 10" x 9' 5") UPVC double glazed window to the rear and radiator.

Bedroom 3

2.73m x 2.43m (8' 11" x 8' 0") UPVC double glazed window to the front, built in storage cupboard and radiator.

Bathroom

3 piece suite in white comprising WC, vanity sink unit and bath with mains fed shower over. UPVC double glazed window to the rear, chrome heated towel rail and ceiling spotlights.

Outside

To the front of the property, a tarmacadam driveway provides ample off road parking and is enclosed by wooden fencing to the perimeter and secured by sliding wrought iron gate to the front. The rear garden comprises a turfed lawn, tarmacadam patio seating area, external tap and is enclosed by timber fencing to the perimeter.