

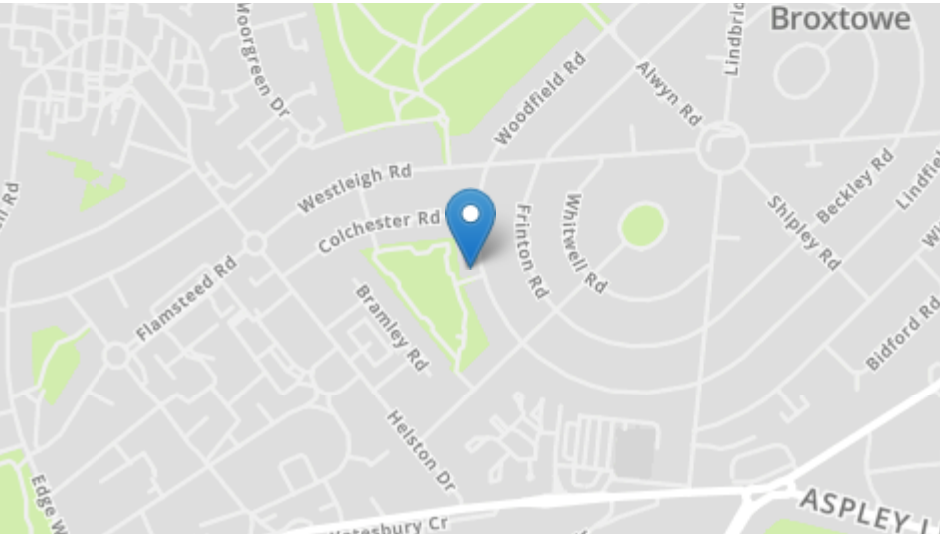
Woodfield Road, NG8 6HY

Offers Over £280,000



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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		
	69	82
England, Scotland & Wales		
EU Directive 2002/91/EC		



- Extended Semi Detached Family Home
- 4 Bedrooms
- Generous Dining Kitchen
- Utility Room & Downstairs WC
- En Suite & Family Bathroom
- South West Facing Rear Garden
- Driveway
- Excellent Road & Public Transport Links
- Ease of Access to Nottingham City Centre
- Fully Renovated

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 - 28444806

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



*** A REAL ONE OF A KIND *** Properties like this rarely come to the market. Vastly improved and extended by the current owners, features include a superb open plan kitchen/living/diner, downstairs WC, utility room, outside office, four bedrooms, 2nd floor bedroom with en-suite WC. Briefly comprising; entrance hallway, downstairs WC, lounge, dining kitchen, utility room. To the first floor, three bedrooms, and family bathroom. To the second floor, bedroom with en-suite WC. The property also benefits from being fully air conditioned. Outside driveway to the front, and to the rear is a south-west facing garden, outside store, plus office room. Located on the popular estate in Nottingham, fantastic transport links are on your doorstep giving great access to Nottingham and beyond. Don't miss out on this one, contact Watsons to arrange a viewing.

Ground Floor

Entrance Hall

Entrance door to the front and doors to the rear garden and lounge. Tiled flooring with under floor heating.

Lounge

5.52m x 3.64m (18' 1" x 11' 11") UPVC double glazed bay window to the front, radiator, ceiling spotlights and feature media wall with inset space for TV & electric fire. Stairs to the first floor, under stairs storage and open to the dining kitchen.

Dining Kitchen

5.97m x 4.15m (19' 7" x 13' 7") A range of matching wall & base units with matching work surfaces. Integrated double electric oven & induction hob with extractor over and fridge freezer. Central island offering further storage space and housing the sink & drainer unit with Quooker instant hot water tap. Ceiling spotlights, radiator, 2 velux windows, tiled flooring with under floor heating, feature wood panelled wall, bi folding doors to the rear garden and doors to the WC and utility room.

Utility Room

3.26m x 1.26m (10' 8" x 4' 2") A range of matching wall & base units. Plumbing for washing machine and tumble dryer. Tiled flooring with underfloor heating and ceiling spotlights.

WC

Obscured uPVC double glazed window to the side. WC and vanity sink unit. Tiled flooring with underfloor heating.

Landing

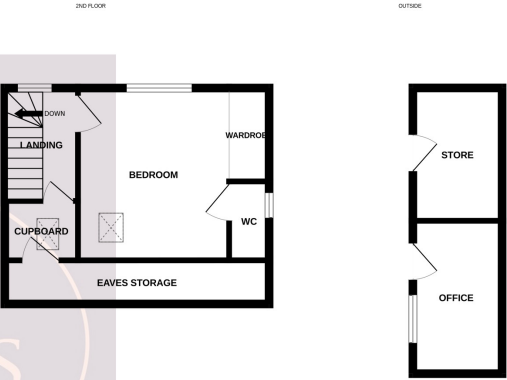
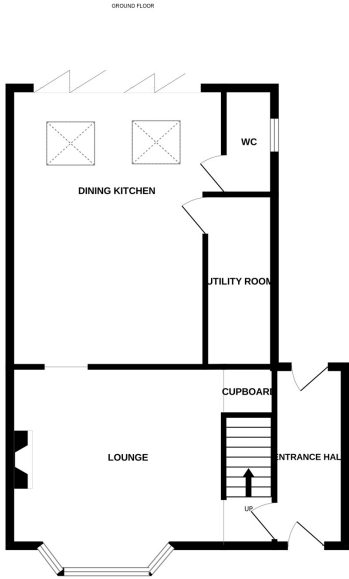
UPVC double glazed window to the side. Doors to all bedrooms and bathroom. Stairs up to bedroom.

Bedroom 1

3.21m x 2.96m (10' 6" x 9' 9") UPVC double glazed window to the front, fitted wardrobes and radiator.

Bedroom 2

2.73m x 2.54m (8' 11" x 8' 4") UPVC double glazed window to the rear, 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.
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Bedroom 3

2.7m x 2.53m (8' 10" x 8' 4") UPVC double glazed window to the rear, fitted wardrobes and radiator.

Bathroom

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

Second Floor

Landing

UPVC double glazed window to the rear. Door to the loft room and door to the storage cupboard with with velux window and door to further eaves storage.

Bedroom 4

4.11m x 3.27m (13' 6" x 10' 9") UPVC double glazed window to the rear, radiator, velux window, wood effect laminate flooring, fitted wardrobe and door to the en suite WC.

En Suite WC

2 piece suite comprising WC, vanity sink unit and obscured uPVC double glazed window to the side.

Outside

To the front of the property is a block paved driveway providing ample off road parking. The South West facing rear garden comprises a paved patio seating area, turfed lawn, feature lights and access to the outside home office measuring 3.18m x 1.87m with light, air conditioning and power. Door to the outdoor storage room. The garden is enclosed by wall and timber fencing to the perimeter.