

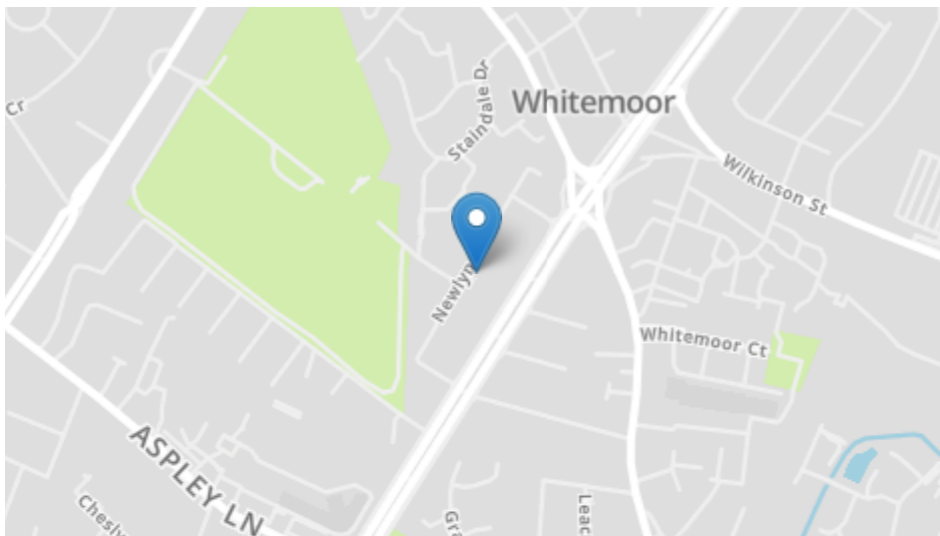
Newlyn Drive, Nottingham, NG8 5GX

£250,000

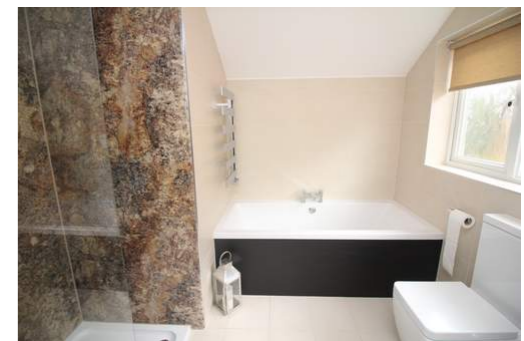


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		74
(55-68)	D		
(39-54)	E	44	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



- Bay Fronted Detached
- 3 Bedrooms
- 2 Reception Rooms
- Modern Breakfast Kitchen with Integrated Appliances
- Well Maintained Rear Garden
- Off Road Parking
- Popular Residential Location
- Excellent Road & Transport Links

Our Seller says....

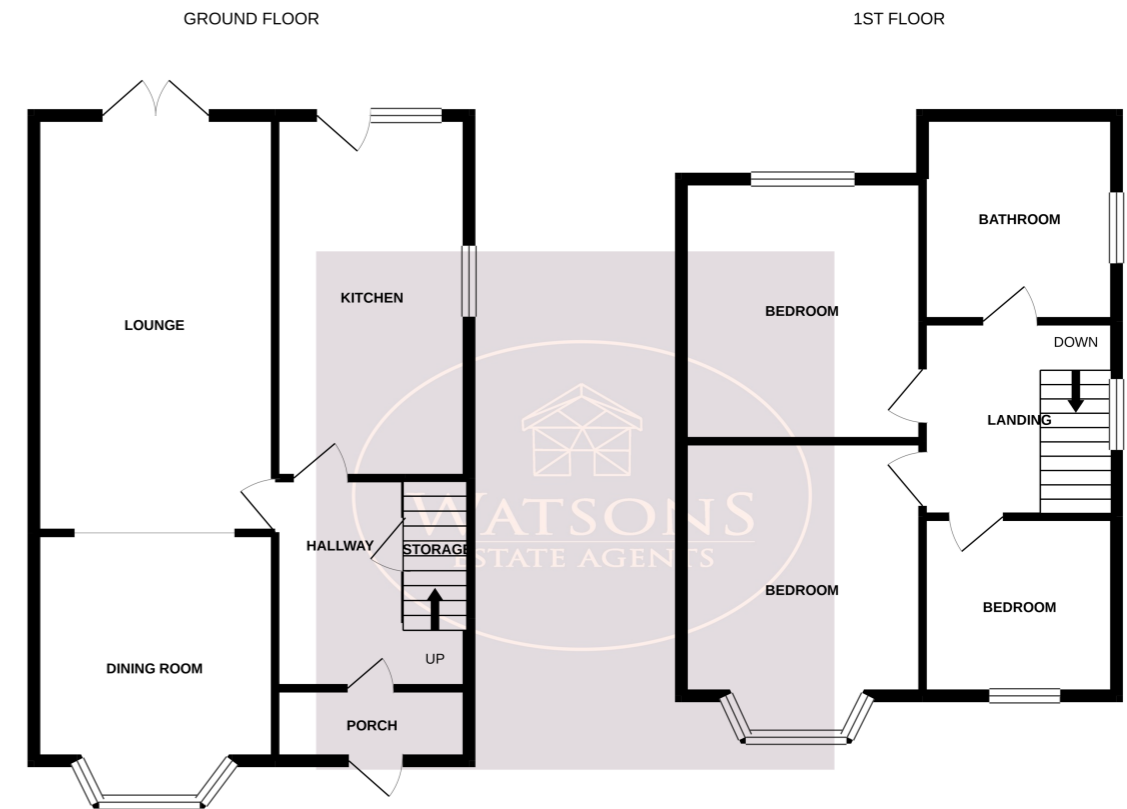
want to view?
 Call us on 0115 938 5577
 Our lines are open 8am - 8pm
 7 Days a week
 or email
 mail@watsons-residential.co.uk
 Ref - 20428693

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
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 8am-8pm - 7days



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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*** MOVE IN WITH NO FUSS *** This traditional bay fronted detached house has been lovingly upgraded by the current owner, making this a fuss-free home you can enjoy from day one. The property sits on a sought-after road just off Western Boulevard, perfect for both families and professionals looking for easy access to schools, key road links and Nottingham City Centre. The accommodation is beautifully presented throughout and comprises in brief: entrance porch, entrance hallway, lounge with open access to the dining room and a breakfast kitchen fitted with modern white units and integrated appliances. On the first floor, the landing leads to two double bedrooms, a single bedroom and the family bathroom which is fitted with a contemporary four-piece suite. Outside, there is a block-paved driveway to the front providing off-road parking and a well-established rear garden with patio and terrace areas. The nearby ring road provides easy access to various parts of Nottingham and beyond, there is also regular bus service and the tram network is a short drive away. Properties of this size and in this location do not hang around for long, so call our team to book your viewing appointment today.

Ground Floor

Entrance Porch

Arched uPVC double-glazed entrance door and door to the entrance hall.

Entrance Hall

Stairs to the first floor, under stairs storage, exposed wooden flooring, radiator and doors to the lounge and breakfast kitchen.

Lounge

5.87m x 3.4m (19' 3" x 11' 2") Exposed wooden flooring, radiator, French doors to the rear garden and open access to the dining area.

Dining Area

3.81m x 3.39m (12' 6" x 11' 1") UPVC double-glazed bay window to the front, exposed wooden flooring and radiator.

Breakfast Kitchen

5.13m x 3.39m (16' 10" x 11' 1") A range of matching high-gloss wall & base units, work surfaces incorporating a one & a quarter bowl stainless steel sink & drainer unit. Integrated appliances to include: electric oven & hob with extractor over, fridge, freezer and washing machine. Tiled flooring, breakfast bar, ceiling spotlights, radiator, uPVC double-glazed windows to the side & rear and door to the rear garden.

First Floor

Landing

UPVC double-glazed window to the side and doors to all bedrooms and bathroom.

Bedroom 1

4.24m into the bay x 3.3m to the back of the wardrobes (13' 11" x 10' 10") UPVC double-glazed window to the front, a range of fitted wardrobes, wood-effect laminate flooring and radiator.

Bedroom 2

3.4m x 2.67m (11' 2" x 8' 9") UPVC double-glazed window to the rear, wood-effect laminate flooring, storage cupboard and radiator.

Bedroom 3

2.61m x 2.05m (8' 7" x 6' 9") UPVC double-glazed window to the front, wood-effect laminate flooring, radiator and access to the attic.

Bathroom

4-piece suite in white comprising WC, vanity sink unit, bath and walk-in dual rainfall effect shower. Chrome heated towel rail, ceiling spotlights, extractor fan, tiled flooring with under-floor heating and obscured uPVC double-glazed window to the side.

Outside

To the front of the property, a paved driveway provides ample off-road parking. The well-established rear garden comprises of paved patio areas, lawn, gravel bed borders and a range of plants & shrubs. Further features include an external tap and power point. The garden is enclosed by timber fencing to the perimeter with gated access to the side.