

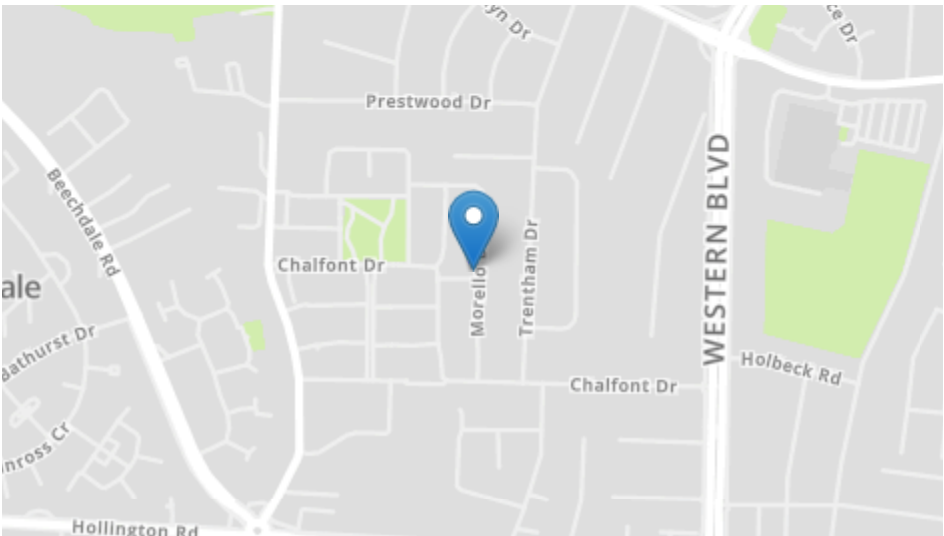
Morello Drive, Nottingham, NG8 3QF

£375,000



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		93
(81-91) B	82	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	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 - 29076669



- Detached Family Home
- 4 Double Bedrooms
- En Suite & Family Bathroom
- Downstairs WC & Utility Room
- Off Road Parking & Garage
- Low Maintenance Rear Garden
- Favoured School Catchment
- Ease of Access to Nottingham City Centre
- Excellent Road & Public Transport Links

Our Seller says....

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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*** JUST LIKE NEW! *** This modern detached family home ticks all the boxes for a family home. Located in a popular residential location within easy access of Nottingham city centre. Benefits include a generous dining kitchen, utility room, downstairs WC, and en-suite to primary bedroom. Briefly comprising; entrance hallway, downstairs WC, lounge, dining kitchen, utility room. To the first floor, four bedrooms, primary with en-suite, and family bathroom. Outside, driveway and integral garage to front, and private garden to rear. If you are a commuter or need easy access to the city centre, this is the home for you, with regular tram and bus routes close by, along with the A610 and M1. Contact Watsons to arrange a viewing.

Ground Floor

Entrance Hall

Entrance door to the front, radiator and door to the lounge and stairs to the first floor.

Lounge

5.05m x 3.06m (16' 7" x 10' 0") UPVC double glazed window to the front, radiator. Feature media wall with downlighting. Doors to the dining kitchen and understairs storage cupboard.

Dining Kitchen

5.46m x 2.89m (17' 11" x 9' 6") A range of matching wall & base units, work surfaces incorporating a stainless steel sink & drainer unit. Integrated appliances to include: electric oven & gas hob with extractor over, fridge freezer, dishwasher. Ceiling spotlights, radiator, tiled flooring, feature lighting, uPVC double glazed window to the rear and doors WC and rear garden. Open to the utility area.

Utility Area

1.72m x 1.72m (5' 8" x 5' 8") A range of matching wall & base units. Plumbing for washing machine, wall mounted combination boiler, radiator. Door to the rear garden.

WC

WC, pedestal sink unit and radiator.

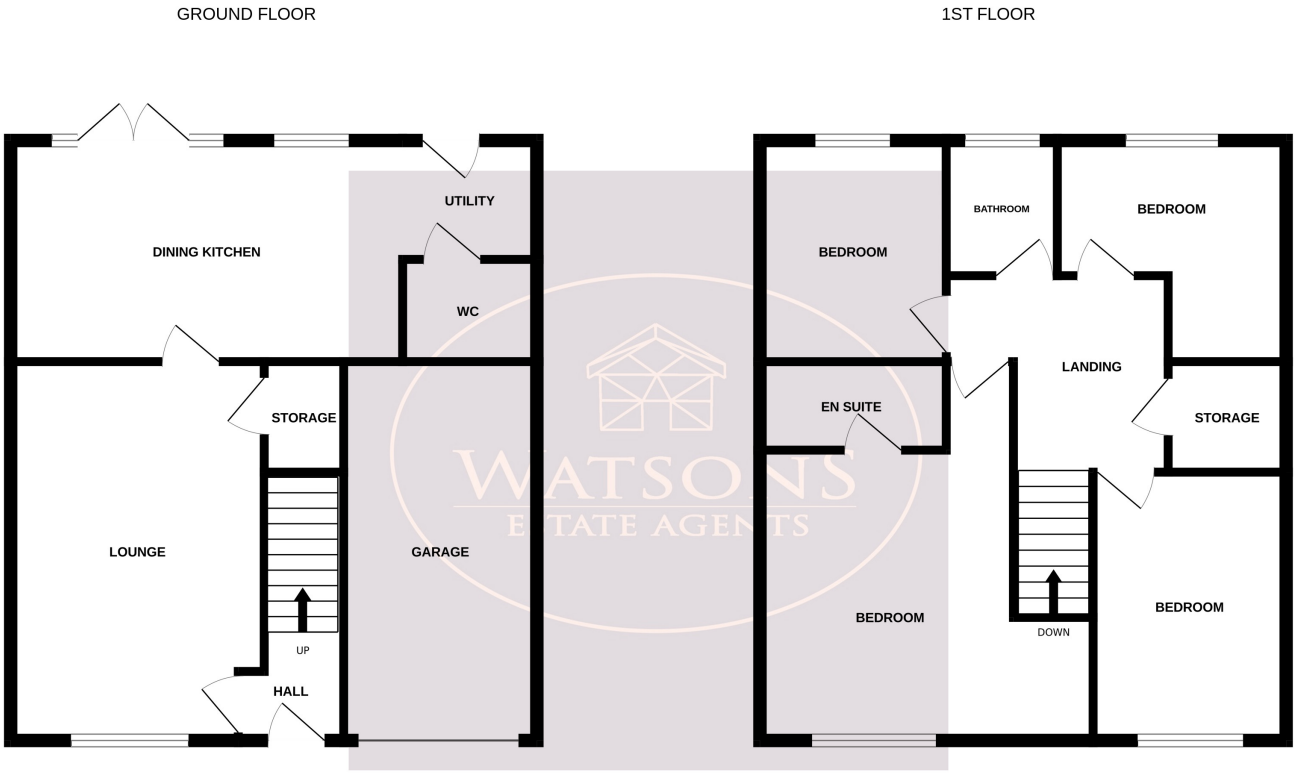
First Floor

Landing

Airing cupboard, access to the attic (partly boarded), radiator and doors to all bedrooms and bathroom.

Primary Bedroom

4.63m x 3.8m (15' 2" x 12' 6") UPVC double glazed window to the front, fitted wardrobes, radiator and door to the en suite.



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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En Suite

3 piece suite in white comprising WC, pedestal sink unit and shower cubicle. Chrome heated towel rail and ceiling spotlights.

Bedroom 2

3.36m x 2.74m (11' 0" x 9' 0") UPVC double glazed window to the front, fitted wardrobes and radiator.

Bedroom 3

3.42m x 2.55m (11' 3" x 8' 4") UPVC double glazed window to the rear and radiator.

Bedroom 4

2.95m x 2.66m (9' 8" x 8' 9") UPVC double glazed window to the rear and radiator.

Bathroom

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

Outside

To the front of the property is a turfed lawn. A tarmacadam driveway provides off road parking leading to the single garage with up & over door and power. The low maintenance rear garden comprises a paved patio seating area, artificial lawn and is enclosed by timber fencing to the perimeter with gated access to the side.