

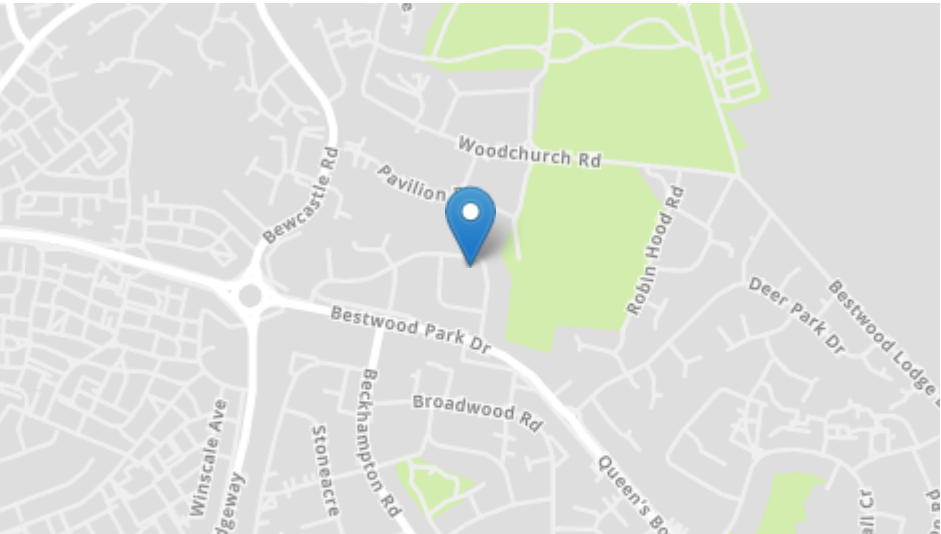
Treegarh Square, NG5 5QZ

£240,000



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <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		
	46	78
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 - 28506802



- Semi Detached Family Home
- 3 Bedrooms
- Modern Breakfast Kitchen
- Downstairs WC
- Private Rear Garden
- Ample Off Road Parking & Oversized Garage
- Excellent Road & Public Transport Links
- Countryside Walks Nearby

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  
www.watsons-residential.co.uk

0115 938 5577  
8am-8pm - 7days





\*\*\* TREE-MENDOUS TREGARTH \*\*\* This fabulous 3 bedroom semi detached family home is located in the desirable area of Bestwood Park and has great access to the city centre and many local amenities! Presented to very high standard of fit and finish the property boasts stylish, light and airy living accommodation with a living room, modern fitted kitchen/dining room, three bedrooms and a re-fitted bathroom. Outside you will find a garden great for entertaining, a large detached garage/games room and a driveway providing parking for several vehicles. Call us today to book your viewing.

Ground Floor

Entrance Hall

UPVC double glazed entrance door to the side, stairs to the first floor, radiator, storage cupboard and door to the lounge.

Lounge

4.57m x 4.35m (15' 0" x 14' 3") UPVC double glazed bay window to the front, radiator, wood effect laminate flooring and door to the dining kitchen.

Dining Kitchen

5.52m x 2.89m (18' 1" x 9' 6") A range of matching wall & base units, work surfaces incorporating an inset sink & drainer unit. Integrated appliances to include: waist height double oven, microwave, 5 ring gas hob with extractor over, wine cooler, full height fridge and full height freezer. Breakfast bar, tiled flooring, ceiling spotlights, radiator, uPVC double glazed windows to the rear & side. Doors to the WC and side leading to the rear garden.

WC

WC, pedestal sink unit and extractor fan.

First Floor

Landing

Airing cupboard, access to the attic housing the combination boiler and doors to all bedrooms and bathroom.



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 1

3.95m x 3.16m (13' 0" x 10' 4") UPVC double glazed window to the front and radiator.

Bedroom 2

3.36m x 3.07m (11' 0" x 10' 1") UPVC double glazed window to the rear and radiator.

Bedroom 3

3.0m x 2.31m (9' 10" x 7' 7") UPVC double glazed window to the front and radiator.

Bathroom

3 piece suite in white comprising WC, vanity sink unit and bath with mains fed shower over. Ceiling spotlights and obscured uPVC double glazed windows to the rear & side.

Outside

To the front and running alongside the property, a driveway provides ample off road parking, leading to double wooden gates and a oversized detached garage measuring 7.74m x 3.8m with up & over door and power. The rear garden offers a good level of privacy and comprises a paved patio and covered timber decking seating area. The garden is enclosed by timber fencing to the perimeter with gated access to the rear leading to the open fields and Bestwood Country Park.