

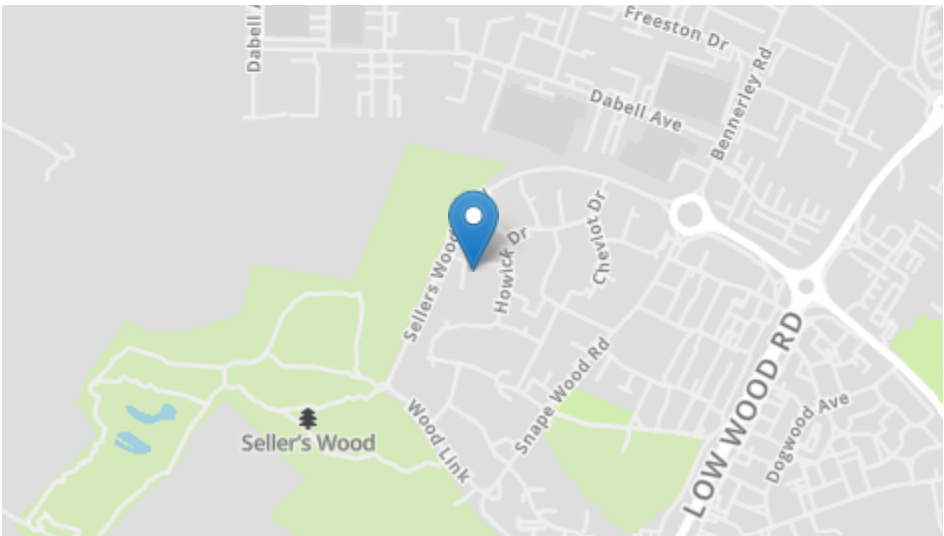
Craster Drive, NG6 7FJ

£210,000



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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	62	77
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



- Semi Detached Family Home
- 3 Bedrooms
- Open Plan Living Space
- Conservatory
- Low Maintenance Rear Garden
- Off Road Parking
- Popular Residential Location
- Walking Distance To Amenities
- Excellent Road & Public 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 - 28913862

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



*** ARE YOU THE BUYERS IN SELLERS WOOD? *** This 3 bedroom semi-detached house sits in the popular Sellers Wood area of Nottingham which has easy access to a wealth of amenities and transport links including bus, tram, A610 & M1 motorway. The accommodation comprises in brief: open plan lounge/diner, open to the modern kitchen and patio doors to the conservatory leading to the rear garden. Upstairs, the landing gives access to the 3 bedrooms and family bathroom. Outside, there is ample off road parking to to front, whilst the rear garden is low maintenance with paved patio, turfed lawn, all enclosed by timber fencing. Whether you are a first time buyer, up-sizing, down-sizing or re-locating, this is well worth viewing - call our sales team now.

Ground Floor

Entrance Hall

Door to the front, stairs to the first floor and door to the lounge.

Lounge

4.01m x 3.78m (13' 2" x 12' 5") UPVC double glazed window to the front, radiator, storage cupboard. Open to the dining area.

Dining Area

3.31m x 2.43m (10' 10" x 8' 0") Sliding patio doors to the conservatory and open to the kitchen.

Kitchen

3.31m x 2.28m (10' 10" x 7' 6") A range of matching wall & base units, work surfaces incorporating an inset sink & drainer unit. Space for cooker with extractor over, plumbing for washing machine. Tiled flooring, uPVC double glazed windows to the side & rear.

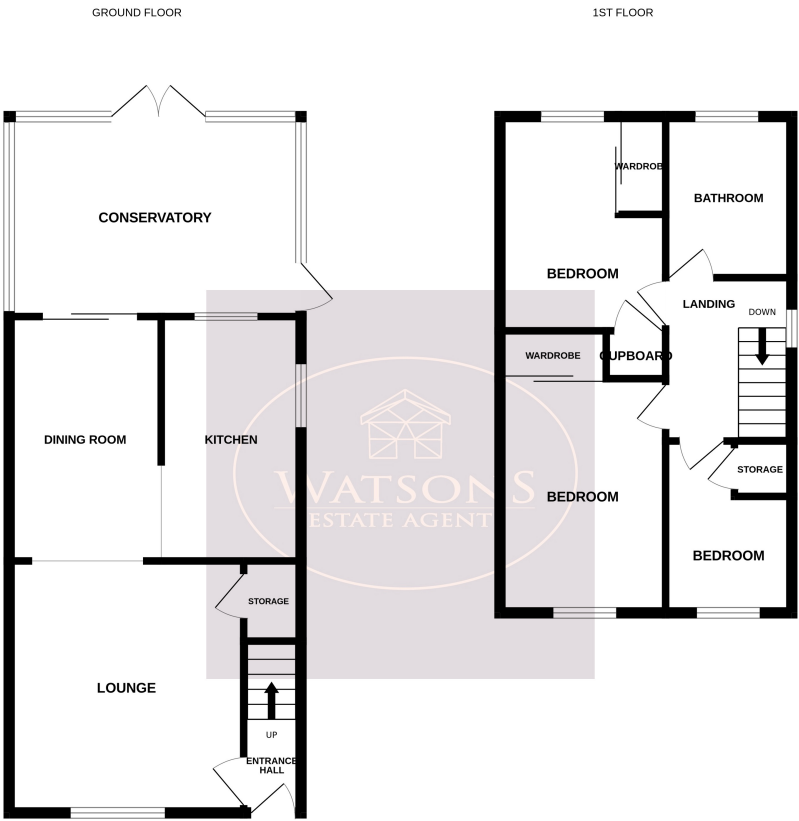
Conservatory

3.88m x 3.16m (12' 9" x 10' 4") Brick & uPVC double glazed construction. French doors to the rear garden, door to the side and laminate flooring.

First Floor

Landing

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



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 for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their quality or efficiency can be given.
Made with Metroplan 12/02/25

Bedroom 1

4.83m x 2.67m (15' 10" x 8' 9") UPVC double glazed window to the front, radiator and fitted wardrobe.

Bedroom 2

2.82m x 2.77m (9' 3" x 9' 1") UPVC double glazed window to the rear, radiator, fitted wardrobes and storage cupboard.

Bedroom 3

3.0m x 1.98m (9' 10" x 6' 6") UPVC double glazed window to the front, radiator and storage cupboard.

Bathroom

3 piece suite in white comprising WC, pedestal sink unit and bath with electric shower over. Radiator and obscured uPVC double glazed window to the rear.

Outside

To the front of the property are gravel beds. A concrete driveway provides ample off road parking. The rear garden comprises a turfed lawn, paved patio seating area, timber built shed and is enclosed by timber fencing to the perimeter.