

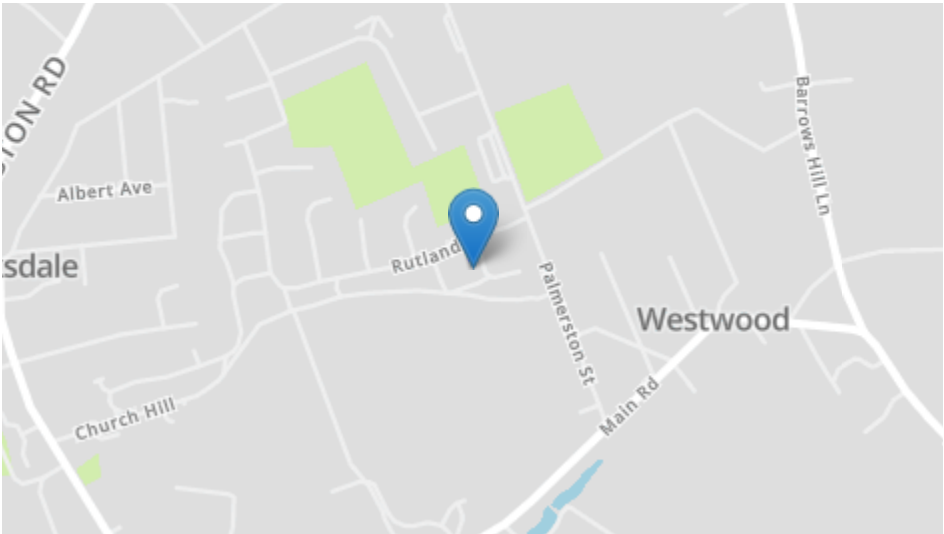
Cumberland Close, Westwood, NG16 5JR

£230,000



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D	66	
(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 - 29712295



- Detached Bungalow
- Three Good Size Bedrooms
- Spacious Lounge
- Fitted Kitchen
- Light & Airy Dining Room
- Conservatory
- Modern Shower Room
- Ample Off Road Parking & Detached Garage
- Generous Enclosed Rear Garden
- Cul De Sac Location

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



*** THIS ONE'S A 'SIZZLER' *** A fabulous three bedroom detached bungalow, located in a quiet cul-de-sac position in the popular semi-rural Westwood area. Features include two reception rooms, a conservatory, off road parking, and a private rear garden. Briefly comprising; entrance hallway, two bedrooms, shower room, lounge, kitchen, dining room, conservatory, and further bedroom. Outside, the property is situated on an excellent plot, with off road parking to the front, and a private garden to the rear. Westwood is a quiet, semi-rural place to live, with wonderful surrounding countryside on your doorstep, along with excellent transport links to the surrounding villages and towns. Contact Watsons to arrange a viewing.

Ground Floor

Entrance Hall

Entrance door, access to attic, storage cupboard housing combination boiler, radiator and doors to two bedrooms, lounge and shower room.

Lounge

5.47m x 3.21m (17' 11" x 10' 6") UPVC double glazed window to the front, ceiling spotlights, laminate wood flooring, radiator, double doors to the kitchen and door to dining room.

Kitchen

2.73m x 2.48m (8' 11" x 8' 2") A range of wall and base units with worksurfaces incorporating a 1.5 stainless steel sink & drainer unit. Space for cooker, fridge freezer and washing machine, uPVC double glazed window to the front, ceiling spotlights and partially tiled walls and vinyl flooring.

Dining Room

3.17m x 2.96m (10' 5" x 9' 9") Tiled flooring, uPVC double glazed window to the side, radiator and French doors to the conservatory.

Bedroom 1

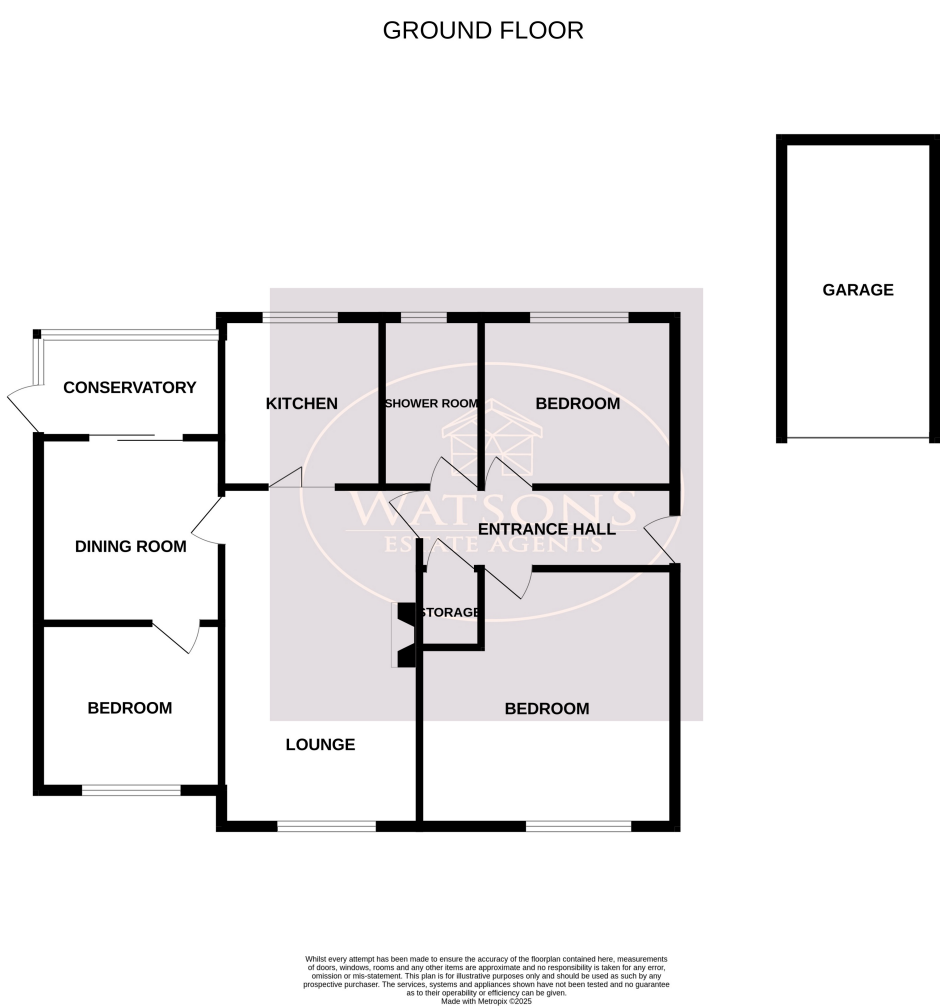
4.11m x 3.14m (13' 6" x 10' 4") UPVC double glazed window to the front and radiator.

Bedroom 2

3.15m x 2.73m (10' 4" x 8' 11") UPVC double glazed window to the front and radiator.

Bedroom 3

2.88m x 2.26m (9' 5" x 7' 5") UPVC double glazed window to the rear and radiator.



Shower Room

White three piece suite comprising wc, vanity sink with storage under and mains fed cubicle shower. Obscured uPVC double glazed window to the rear, vinyl flooring, chrome heated towel rail and ceiling spotlights.

Conservatory

3.08m x 1.91m (10' 1" x 6' 3") UPVC double glazed windows to the rear and sides and door to the rear garden.

Garage

Detached garage with up and over doors.

Outside

To the front of the property is a large gravel driveway with a landscaped area to the side with flower bed borders and a range of plants and shrubbery. The driveway leads to the carport with wrought iron gates, giving access to the entrance door, detached garage and rear garden. The rear garden features a large paved area, a patio seating area and a raised, partially turfed area palisaded by paddock style timber fencing and a range of plants and shrubbery, the entire rear garden is enclosed by a mixture of timber fencing and brick walls.

*** AGENT NOTE ***

AGENT NOTE: The seller has provided us with the following information: the gas boiler system is located in the hallway cupboard, it was installed in September 2021 and was last serviced in September 2025.