

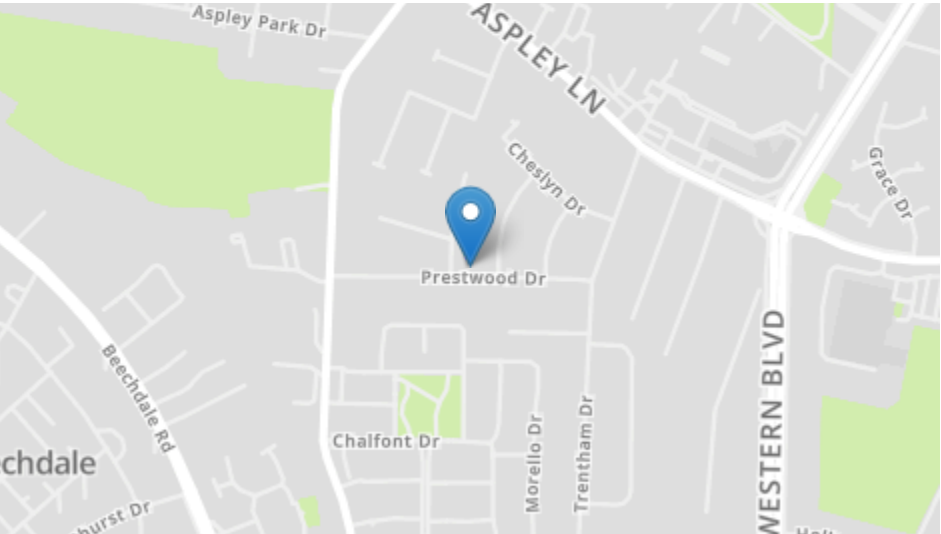
Prestwood Drive, NG8 3LY

Offers Over £550,000



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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	66	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



Our Seller says....

- Detached Family Home
- 4 Double Bedrooms
- 3 Reception Rooms
- Downstairs WC & Conservatory
- Ample Off Road Parking & Double Garage
- Private South Facing Rear Garden with Summerhouse
- Favoured School Catchment
- Ease of Access to Nottingham City Centre
- Fully Renovated
- No Upward Chain

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 - 29430914

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



*** SEARCHING FOR YOUR FOREVER HOME? LOOK NO FURTHER *** Located in a prime, sought after position in Aspley, a superb four bedroom, executive detached family home. Features include three reception rooms, a conservatory, downstairs WC, driveway, double garage, and a generous, south facing rear garden with fully powered summerhouse. Briefly comprising; storm porch, entrance hallway, downstairs WC, lounge, sitting room, dining room, conservatory, kitchen, access to the double garage. To the first floor, four double bedrooms, and four piece family bathroom. Outside, driveway to the front providing ample off road parking, and access to the double garage, and to the rear is a generously proportioned, south facing rear garden, with feature fully powered summerhouse, perfect for a multitude of uses. Located in a highly sought after position in Aspley, nearby amenities include a range of shops, favoured schools, and superb transport links to Nottingham city centre, the Queens Medical Centre, Nottingham University and much more. Contact Watsons to arrange a viewing.

Ground Floor

Entrance Hall

5.16m x 2.99m (16' 11" x 9' 10") UPVC double glazed entrance door with windows to both sides leading to the entrance hall. Doors to the WC, lounge, sitting room and dining room. Stairs to the first floor, radiator and porcelain tiled flooring.

WC

2.02m x 1.08m (6' 8" x 3' 7") Obscured uPVC double glazed window to the front, WC, vanity sink unit, tiled flooring, heated towel rail and ceiling spotlights.

Lounge

3.83m x 3.71m (12' 7" x 12' 2") UPVC double glazed bay window to the front, ceiling spotlights and radiator.

Sitting Room

4.33m x 3.82m (14' 2" x 12' 6") Ceiling spotlights, radiator and sliding patio doors to the conservatory.

Dining Room

3.08m x 3.07m (10' 1" x 10' 1") Radiator, porcelain tiled flooring and French doors to the rear garden. Open to the kitchen.

Kitchen

4.61m x 2.89m (15' 1" x 9' 6") A range of matching high gloss wall & base units. Work surfaces incorporating an inset sink & drainer unit. Integrated appliances to include: double electric oven & gas hob with extractor over, fridge freezer and dishwasher. Porcelain tiled flooring, ceiling spotlights, radiator. Door to the side and door to the garage.

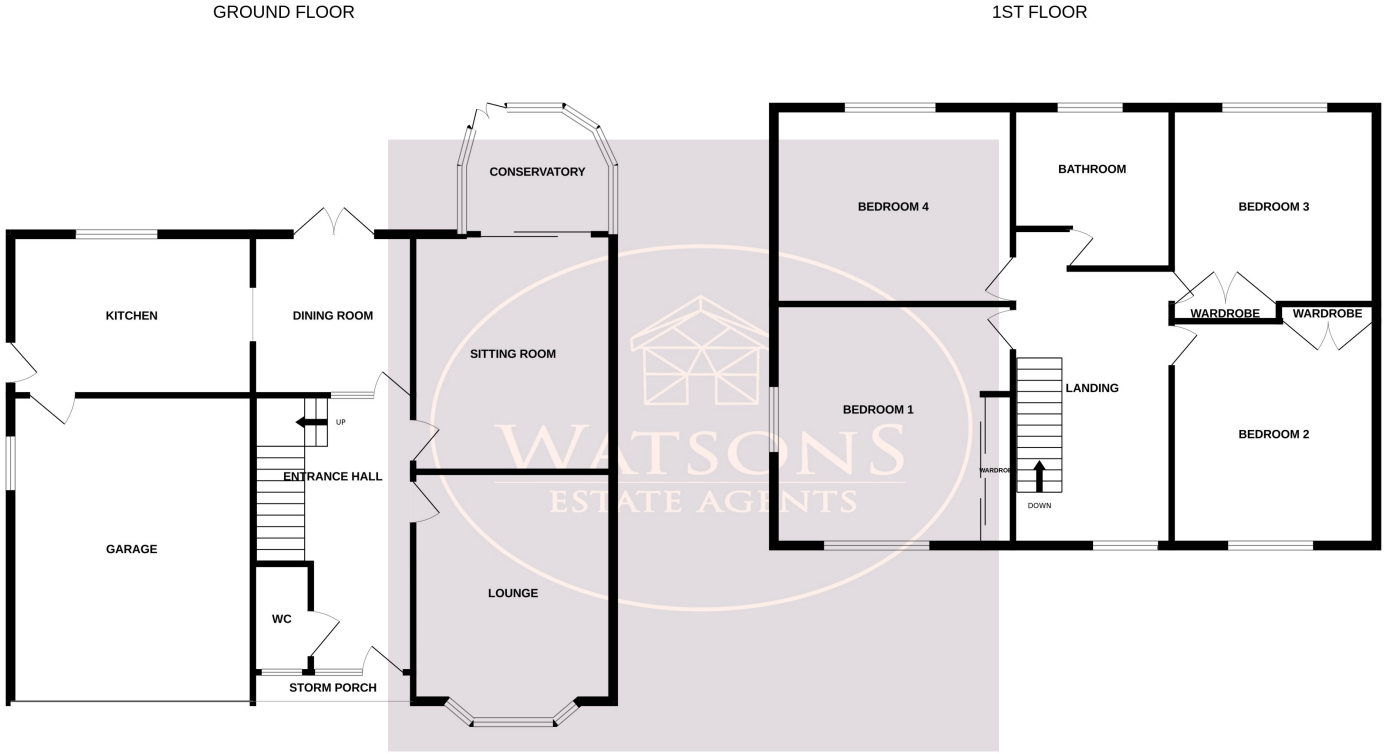
Conservatory

2.82m x 2.36m (9' 3" x 7' 9") UPVC double glazed construction, pitched polycarbonate roof and radiator. French doors to the rear garden.

First Floor

Landing

UPVC double glazed window to the front, access to the attic (partly boarded) 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

4.58m x 4.15m (15' 0" x 13' 7") UPVC double glazed windows to the front & side and radiator.

Bedroom 2

4.2m x 3.84m (13' 9" x 12' 7") UPVC double glazed window to the front, built in storage cupboard and radiator.

Bedroom 3

3.82m x 3.81m (12' 6" x 12' 6") UPVC double glazed window to the rear, built in storage cupboard and radiator.

Bedroom 4

4.57m x 2.88m (15' 0" x 9' 5") UPVC double glazed window to the rear and radiator.

Bathroom

3.0m x 2.96m (9' 10" x 9' 9") 4 piece suite in white comprising WC, vanity sink unit, Whirlpool bath and shower cubicle. Obscured uPVC double glazed window to the rear, chrome heated towel rail and ceiling spotlights.

Outside

To the front of the property is a generous block paved driveway, providing ample off road parking leading to the integral double garage measuring 5.70mx x 4.52m with up and over door, power, plumbing for washing machine & tumble dryer and uPVC double glazed window to the side and door to the kitchen. The South facing rear garden offers a good level of privacy and comprises a paved patio seating area, turfed lawn, wood bark borders with a range of mature trees & shrubs. Other features include a timber built shed, a metal built shed and summer house measuring 6.45m x 3.54m with wood effect laminate flooring, lighting, power, electric heater, ceiling spotlights and window and door to the front. The garden is enclosed by timber fencing to the perimeter with gated access to the side.

AGENTS NOTE

The seller has provided us with the following information: The boiler is located in the garage.