

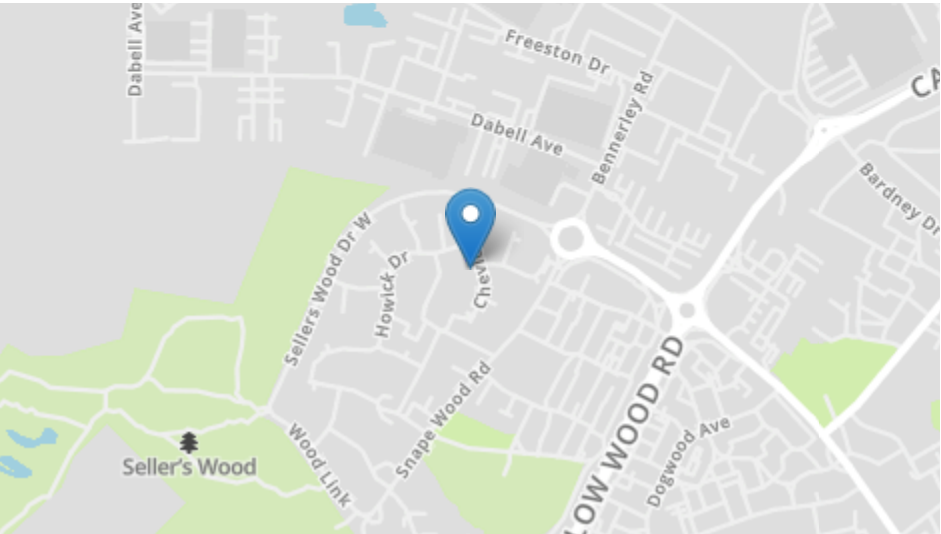
Cheviot Drive, NG6 7FH

Guide Price £220,000



Cheviot Drive, NG6 7FH

Guide Price £220,000



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		100
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	73	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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 - 28565046



- Extended Semi Detached Family Home
- 3 Bedrooms
- Modern Dining Kitchen Family Room
- Off Road Parking & Garage
- South Facing Rear Garden
- Corner Plot
- Walking Distance To Amenities
- Excellent Road & Public Transport Links
- Ease of Access to M1 & A610

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





\*\*\* GUIDE PRICE £220,000 - £230,000 \*\*\* \*\* SUPERB SEMI \*\* This EXTENDED home sits on a corner plot in the favoured Sellers Wood area. With the extra downstairs space and low maintenance garden, it will appeal to busy families. The quiet location gives easy access to amenities, as well as transport links with Tram & M1 nearby. In brief, the accommodation comprises: entrance hall, lounge, dining kitchen/family room, upstairs landing to the 3 bedrooms and family bathroom. The external space has been made to require very little maintenance with artificial lawn to the south-facing rear, whilst a driveway and garage provide off street parking. We would urge you to view this one in person to appreciate both the accommodation and the location. Call us now on 01159385577.

Ground Floor

Entrance Hall

Composite entrance door to the side, radiator, stairs to the first floor, wood effect laminate flooring and door to the lounge.

Lounge

4.05m x 3.77m (13' 3" x 12' 4") UPVC double glazed window to the front, radiator and French doors to the dining/kitchen/family room.

Dining Kitchen

4.75m x 3.29m (15' 7" x 10' 10") A range of matching high gloss wall & base units, work surfaces incorporating an inset sink with flexi tap. Integrated appliances to include: waist height electric oven & induction hob with extractor over, washing machine, dishwasher and wine cooler. Plumbing and wiring for an American style fridge freezer, vertical radiator, ceiling spotlights and wood effect laminate flooring. Open to the family area.

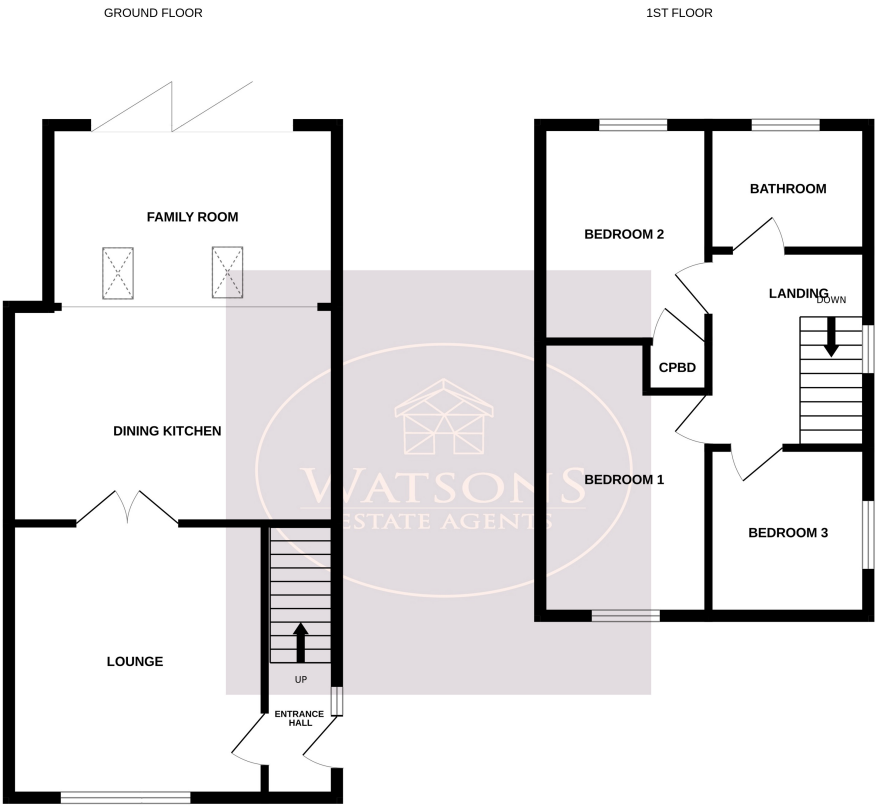
Family Area

4.25m x 2.68m (13' 11" x 8' 10") Wood effect laminate flooring, 2 velux windows, vertical radiator and bi folding doors to the rear garden.

First Floor

Landing

UPVC double glazed window to the side 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.  
Made with Metropix 02/25

Bedroom 1

4.78m x 2.69m (15' 8" x 8' 10") UPVC double glazed window to the front, radiator and a range of fitted wardrobes.

Bedroom 2

2.82m x 2.76m (9' 3" x 9' 1") UPVC double glazed window to the rear, radiator and built in wardrobe/storage cupboard.

Bedroom 3

3.02m x 1.97m (9' 11" x 6' 6") UPVC double glazed window to the side, radiator and built in wardrobe.

Bathroom

3 piece suite in white comprising WC, vanity sink unit and bath with mains fed dual rainfall effect shower over. Chrome heated towel rail, extractor fan and obscured uPVC double glazed window to the rear.

Outside

To the front and side of the property are gravel beds. The low maintenance, South facing rear garden comprises a porcelain tiled seating area, artificial lawn, railway sleeper flower bed borders, external tap and is enclosed by timber fencing to the perimeter with double wooden gates to the driveway providing secure off road parking leading to the single detached garage with up & over door and power.