

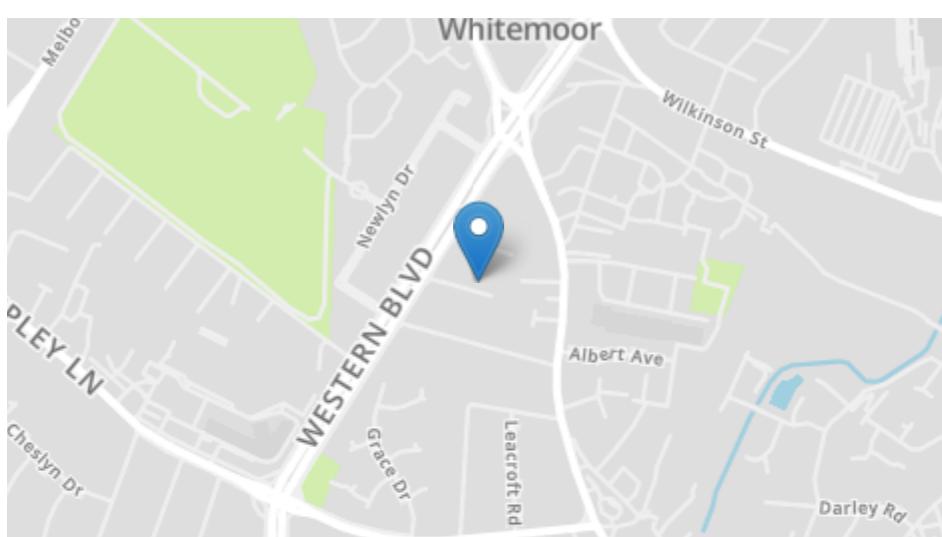
Western Gardens, NG8 5GP

Offers Over £300,000



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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](mailto:mail@watsons-residential.co.uk)

Ref - 29923326

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](http://www.watsons-residential.co.uk)

Our Seller says....

- Extended Traditional Bay Fronted Semi Detached House
- 3 Bedrooms
- 2 Reception Rooms
- Downstairs Bathroom & First Floor Shower Room
- Off Street Parking
- South Facing Rear Garden with Summerhouse
- Cul De Sac Location
- Ease of Access to Nottingham City Centre
- Beautifully Presented Throughout





\*\*\* EXTENSION PERFECTION \*\*\* Located in a cul-de-sac position just off Western Boulevard, is this stunning three bedroom semi-detached property. Having been refurbished throughout by the current vendors, including a superb rear extension which now offers a bright and airy open plan kitchen. Other features include two bathrooms, two reception rooms, off road parking, and a private rear garden. Briefly comprising: entrance hallway, bathroom, lounge, dining room, open plan dining kitchen. To the first floor, three bedrooms and shower room. Outside, to the front is a driveway providing off road parking along with an electric car charging point, and to the rear is a privately enclosed garden. Located just off Western Boulevard, there are excellent amenities and transport links close by, including great access to Nottingham city centre, QMC hospital, schools and an array of shops. Contact Watsons to arrange a viewing.

### Porch

UPVC double glazed windows & door to the front, tiled flooring. Door to the entrance hall.

### Entrance Hall

UPVC double glazed entrance door & window to the front, under stairs storage cupboard, stairs to first floor. Doors to the open plan lounge diner and bathroom.

### Lounge

4.33m x 3.43m (14' 2" x 11' 3") UPVC double glazed window bay to the front, integrated wood burning fire and stone fireplace surround with fitted shelving to one side of the chimney breast, wood effect laminate flooring, under floor heating and open to the dining room.

### Dining Room

3.33m x 3.12m (10' 11" x 10' 3") Wood effect laminate flooring with underfloor heating and door to the dining kitchen/family room.

### Dining Kitchen/Family Room

5.07m x 3.41m (16' 8" x 11' 2") A range of matching wall & base units, work surface incorporating an inset composite sink & drainer. Integrated appliances to include: double electric oven & gas hob with extractor over, dishwasher and wine cooler. Plumbing for washing machine. Wall mounted boiler. Breakfast bar with feature lighting, ceiling spotlights, uPVC double glazed window to the rear, luxury vinyl tiled flooring. Velux windows and French doors to the rear garden. Radiators.

### Bathroom

2.96m x 1.70m (9' 9" x 5' 7") 3 piece suite in white comprising: WC, vanity sink unit and bath with rainfall effect shower over. 2 obscured uPVC double glazed windows to the side, heated towel rail, extractor fan, tiled flooring with underfloor heating and ceiling spotlights.

### First Floor

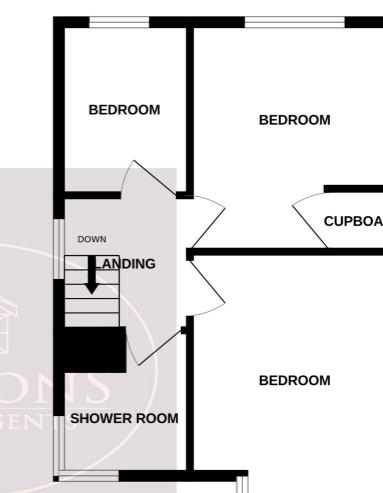
### Landing

UPVC double glazed window to the side, access to the attic (partly boarded). Doors to all bedrooms & family shower room.

GROUND FLOOR



1ST FLOOR



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. The dimensions given for rooms are for guidance only and may not be exact 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

3.59m to window x 3.39m max (11' 9" x 11' 1") UPVC double glazed bay window to the front, wood effect laminate flooring, radiator.

### Bedroom 2

3.69m x 3.08m max (12' 1" x 10' 1") UPVC double glazed window to the rear, built in storage cupboard, wood effect laminate flooring, radiator.

### Bedroom 3

2.66m x 2.01m (8' 9" x 6' 7") UPVC double glazed window to the rear, wood effect laminate flooring, radiator.

### Family Shower Room

White 3 piece suite comprising WC, feature wash basin and corner shower cubical with mains fed shower. Obscured uPVC double glazed windows to the front & side, chrome heated towel rail, extractor fan.

### Outside

To the front of the property, a brick paved driveway provides ample off street parking with an e car charge point. The front is enclosed by original stone wall to the front border and timber fencing to the sides leading to double wooden gates. The South facing rear garden comprises a paved patio seating area, turfed lawn, railway sleeper planter. Other features include a summer house with wood effect laminate flooring, light, power and uPVC double glazed windows and sliding doors. The garden is enclosed by original stonewall, timber fencing and hedge 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 kitchen and is 2 years old. It was last serviced in October 2025.