

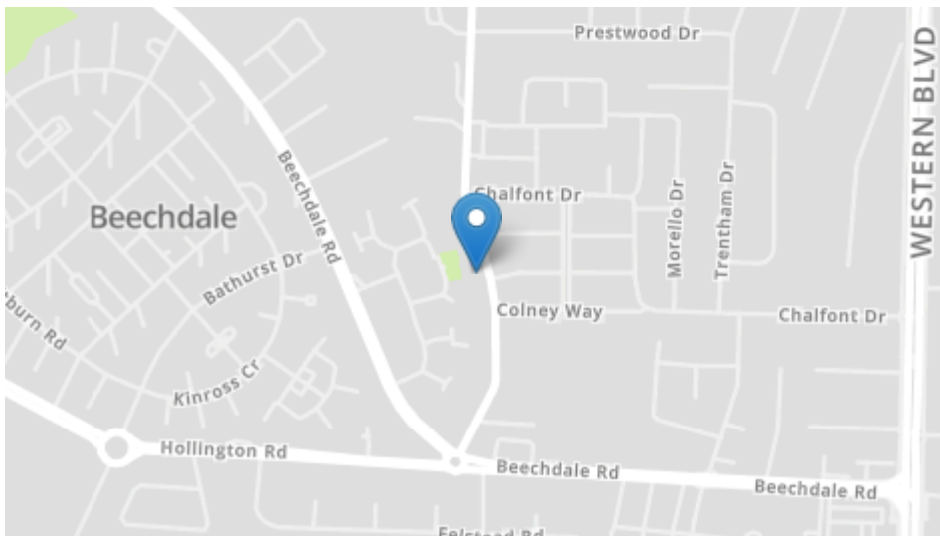
Robins Wood Road, Nottingham, NG8 3LD

Offers Over £300,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	53	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	



- Extended Detached Family Home
- 3 Bedrooms
- Open Plan Kitchen with Sitting Room & Dining Area
- Downstairs WC & Utility Room
- Off Road Parking
- Excellent Road & Public Transport Links
- Walking Distance From Amenities
- Generous Rear Garden
- Large Plot with Potential to Extend

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 - 18854634

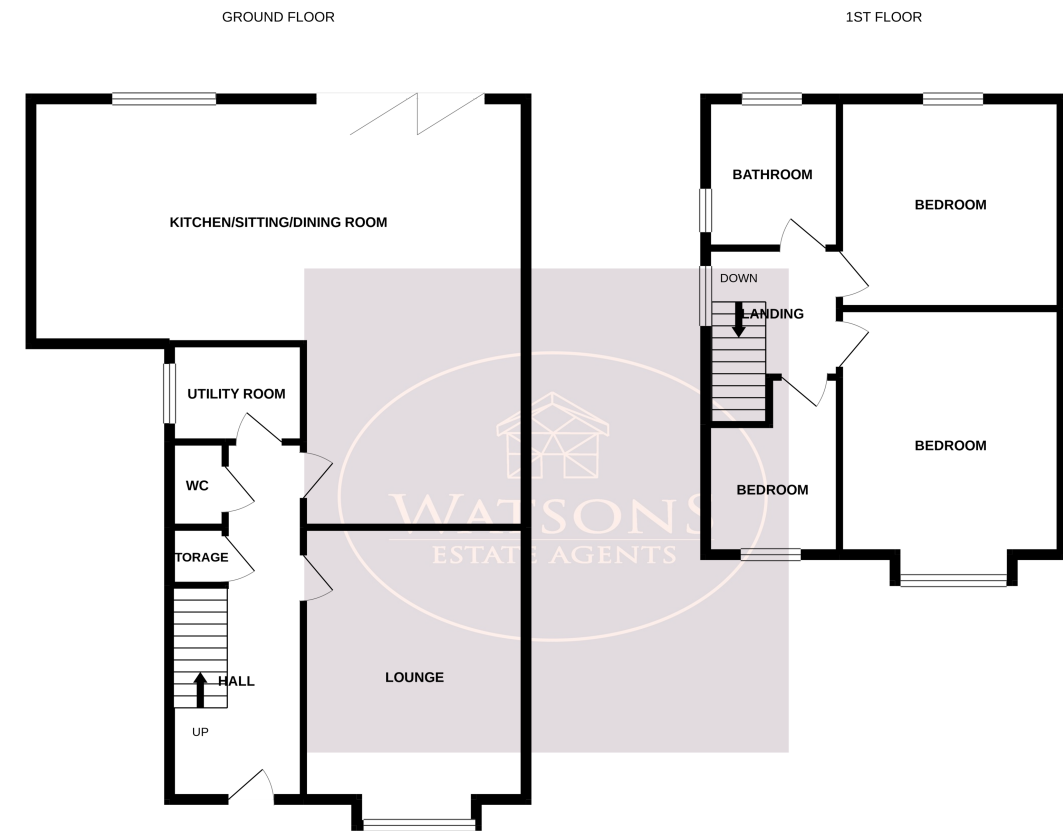
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40 Main Street, Kimberley, NG16 2LY  
 www.watsons-residential.co.uk

0115 938 5577  
 8am-8pm - 7days





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 Meropix 0/2021

\*\*\* GUIDE PRICE £325,000 - £350,000 \*\*\* **SPACIOUS LIVING \*\*\*** This traditional bay fronted detached has been extended to the rear to provide spacious open living space as well as benefiting from a separate lounge, making this an all round functional home. The accommodation briefly comprises; Entrance hallway, WC, utility room, lounge with bay window to the front and an open plan dining room, sitting room and kitchen which is fitted with modern high gloss units and has folding doors opening onto the patio area. To the first floor there are 3 good sized bedrooms and a family bathroom. Outside there is a lawned garden to the front and a driveway to both sides providing ample off road parking. The rear garden is predominantly lawned with a paved patio area and fencing to the perimeter. The property is situated on a generous plot and has further potential to extend to the side (subject to obtaining consent). Robins Wood Road is located just off Aspley Lane (B690), and is an area highly sought after for its schools & convenient access to the ring road & Nottingham City Centre. A parade of shops is within walking distance with amenities including various convenience stores, a doctors surgery, post office & hairdressers. The area is also well served by public transport with bus stops just a few minutes walk away. For more information or to book your viewing, call our team.

## Ground Floor

### Entrance Hall

Entrance door, radiator, stairs to the first floor, under stairs storage cupboard, wood effect laminate flooring and doors to the WC and lounge.

### Lounge

4.96m (into the bay) x 3.71m (16' 3" x 12' 2") UPVC double glazed bay window to the front, radiator and fire place surround with granite hearth and original grate.

### Open Plan Kitchen, Family Room & Dining Area

Kitchen & Sitting Room - 8.26m x 4.10m (27' 1" x 13' 5")

Dining Area - 7.16m x 3.26m (23' 6" x 10' 8")

A range of matching high gloss wall & base units, work surfaces incorporating a stainless steel sink & drainer with mixer tap. Space and connections for a range cooker, integrated dishwasher, tiled flooring, breakfast bar with seating space for four, recessed lighting, radiator and uPVC double glazed windows to the rear and French doors to the rear garden.

### Utility Room

2.23m x 1.64m (7' 4" x 5' 5") A range of matching wall & base units, work surfaces incorporating a stainless steel sink. Plumbing for washing machine and space for tumble dryer, wood effect laminate flooring, radiator and uPVC double glazed window to the side.

### WC

1.42m x 0.77m (4' 8" x 2' 6") WC, pedestal sink unit, heated towel rail and wood effect laminate flooring.

## First Floor

### Landing

UPVC double glazed window to the side, access to the attic (with drop down ladder) and doors to all bedrooms and bathroom.

### Bedroom 1

4.54m x 3.66m (14' 11" x 12' 0") UPVC double glazed window to the front and radiator.

### Bedroom 2

3.66m x 3.38m (12' 0" x 11' 1") UPVC double glazed window to the rear and radiator.

### Bedroom 3

2.95m x 2.14m (9' 8" x 7' 0") UPVC double glazed window to the front, radiator and over stair storage cupboard.

### Bathroom

4 piece suite comprising WC, vanity sink unit, bath and corner shower cubicle. Heated towel rail and obscured uPVC double glazed window to the rear.

### Outside

Outside there is a lawned garden to the front and a driveway to both sides providing ample off road parking. The rear garden is predominantly lawned with a paved patio area and fencing to the perimeter. The property is situated on a generous plot and has further potential to extend to the side (subject to obtaining consent)