

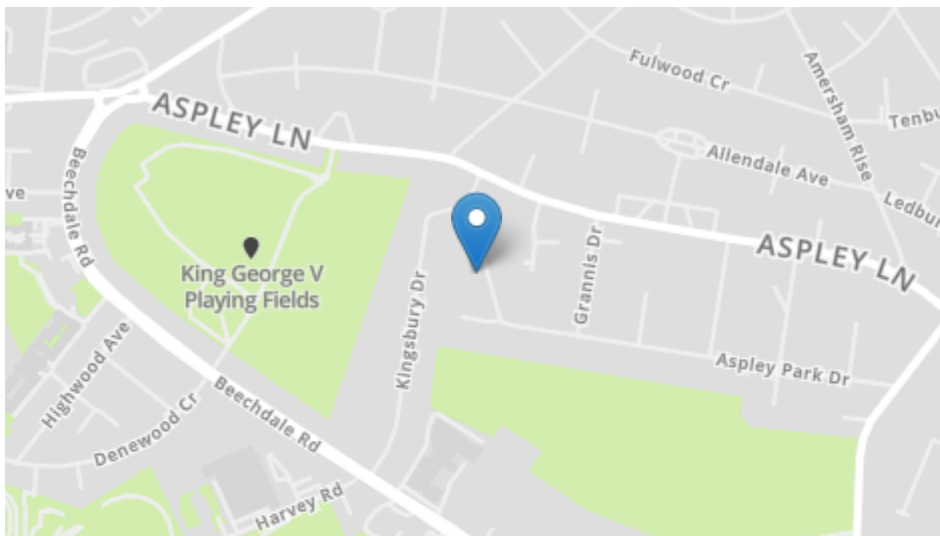
Glencairn Drive, NG8 3EN

Guide Price £325,000



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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		
(39-54)	E	49	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



- Traditional Extended Bay Fronted Detached House
- 4 Bedrooms
- 2 Reception Rooms
- Driveway & Garage
- West Facing Rear Garden
- Popular Residential Location Close To Amenities
- Ease of Access to Nottingham City Centre
- Favoured School Catchments

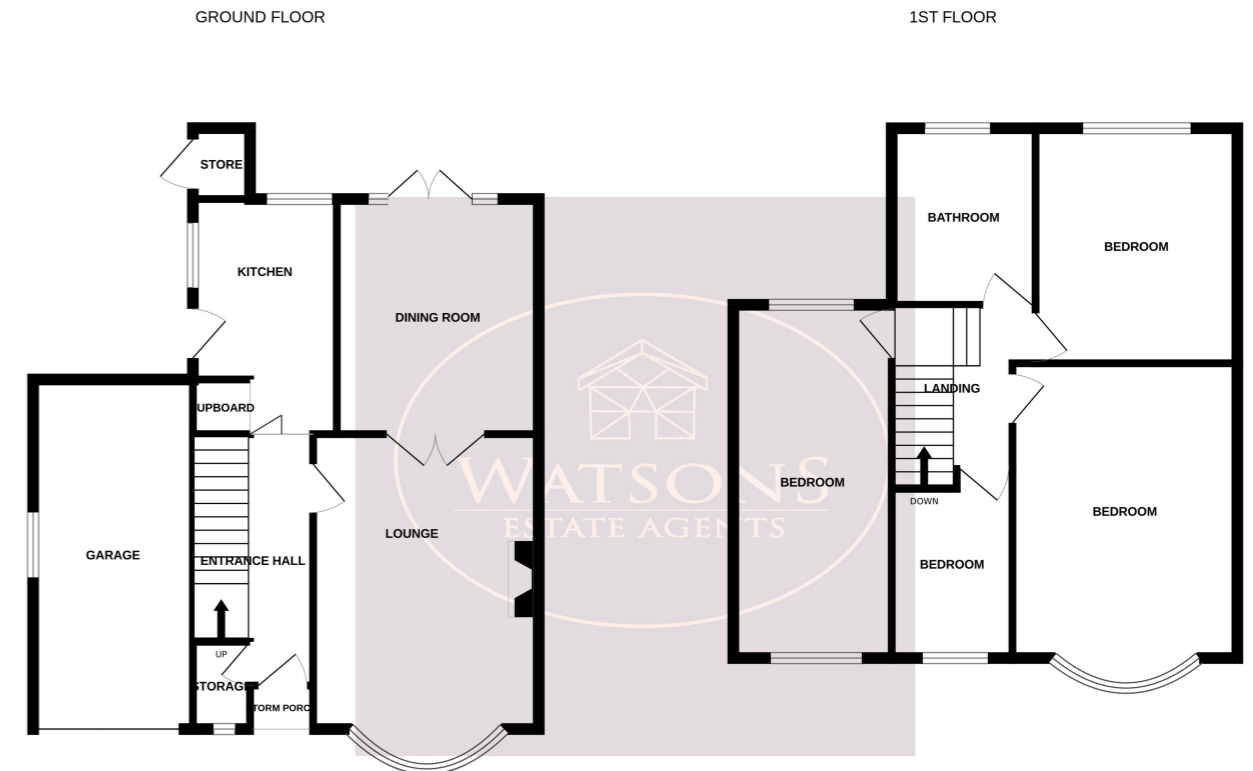
want to view?
 Call us on 0115 938 5577
 Our lines are open 8am - 8pm
 7 Days a week
 or email
 mail@watsons-residential.co.uk
 Ref - 28261287

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



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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GUIDE PRICE £325,000-£350,000 ***CHEERS TO THAT!*** Located on this sought after street in Aspley, a traditional and extended bay fronted four bedroom detached family home, ideally located within walking distance to well regarded schools including Bluecoat Academy, Nottingham Girls Academy and Trinity School. Briefly comprising; storm porch, entrance hallway, lounge, dining room, kitchen. To the first floor, four bedrooms and family bathroom. Outside, driveway and garage to the front, and private west facing garden to the rear. Aspley is a sought after location lying close to Nottingham City Centre, with an array of amenities in close proximity, including shops and well regarded schools and academies. Nearby road links include the A610 and the M1. Contact Watsons today to arrange a viewing

Ground Floor

Storm Porch

Door to the entrance hall.

Entrance Hall

Stairs to the first floor, radiator, doors to the storage cupboard with uPVC double glazed window to the front, lounge and kitchen.

Lounge

4.58m x 3.48m (15' 0" x 11' 5") UPVC double glazed bay window to the front, wood effect laminate flooring, radiator. French doors to the dining room.

Dining Room

3.5m x 3.18m (11' 6" x 10' 5") Wood effect laminate flooring, radiator and French doors to the rear garden.

Kitchen

3.5m x 2.47m (11' 6" x 8' 1") A range of matching wall & base units, work surfaces incorporating an inset sink & drainer unit. Plumbing for washing machine and dishwasher. Space for cooker, radiator, tiled flooring, uPVC double glazed windows to the rear & side and door to the side.

First Floor

Landing

Access to the attic and doors to all bedrooms and bathroom.

Bedroom 1

4.74m x 2.23m (15' 7" x 7' 4") UPVC double glazed windows to the front & rear, 2 radiators.

Bedroom 2

3.47m x 3.19m (11' 5" x 10' 6") UPVC double glazed window to the rear and radiator.

Bedroom 3

4.64m x 3.48m (15' 3" x 11' 5") UPVC double glazed bay window to the front and radiator.

Bedroom 4

2.42m (plus recess) x 2.19m (7' 11" x 7' 2") UPVC double glazed window to the front and radiator.

Bathroom

3 piece suite in white comprising WC, wall mounted sink and bath with shower over. Chrome heated towel rail, ceiling spotlights and obscured uPVC double glazed window to the rear. Access to the attic.

Outside

To the front of the property, a tarmac driveway provides ample off road parking and leads to the garage with up & over door, power and up & over door to the rear. The West facing rear garden comprises a paved patio, turfed lawn, flower bed borders with a range of mature plants, shrubs and trees. Timber built shed, greenhouse and is enclosed by timber fencing to the perimeter with gated access to the side.