

Bagnall Road, NG6 8SJ

£300,000



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	69	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



- Detached Family Home
- 3 Bedrooms
- 2 Reception Rooms
- Downstairs WC & Conservatory
- En Suite & Family Bathroom
- Off Road Parking & Garage
- Walking Distance To Amenities
- Excellent Road & Public Transport Links Including Tram
- No Upward Chain

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 - 29795944

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



*** BAG YOURSELF A NEW HOME! *** This detached three bedroom home situated on Bagnall Road is offered to the market with NO UPWARD CHAIN and benefits from spacious accommodation including CONSERVATORY and ENSUITE shower room. Ideally located for access to the M1 and A610 and tram stop too!

In short accommodation comprises of an entrance hallway with doors leading to a ground floor WC, lounge, dining room, kitchen and conservatory. To the first floor there are three good sized bedrooms with ensuite shower room to the primary bedroom and a family bathroom. Outside the property is situated just off Bagnall Road and has a driveway providing off street parking leading to a garage. To the rear there is an enclosed west facing garden. The property is ideally located for access to the A610, M1 and Tram Stop providing access to the City Centre. The nearby towns of Bulwell and Kimberley are also only a short distance away with their wide range of amenities.

Ground Floor

Entrance Hall

Entrance door to the front, stairs to the first floor and doors to the WC, lounge and breakfast kitchen.

WC

WC, vanity sink unit, tiled flooring, radiator and obscured uPVC double glazed to the front.

Lounge

4.15m x 2.9m (13' 7" x 9' 6") UPVC double glazed bay window to the front, radiator and French doors to the dining room.

Dining Room

3.27m x 2.6m (10' 9" x 8' 6") Wood effect laminate flooring, radiator and French doors to the conservatory.

Breakfast Kitchen

4.25m x 3.24m (13' 11" x 10' 8") A range of matching wall & base unit, work surfaces incorporating an inset sink & drainer unit. Integrated electric oven & gas hob with extractor over. Plumbing for washing machine & dishwasher. Breakfast bar with wine rack, tiled flooring, radiator, door to the rear garden and door to the storage cupboard.

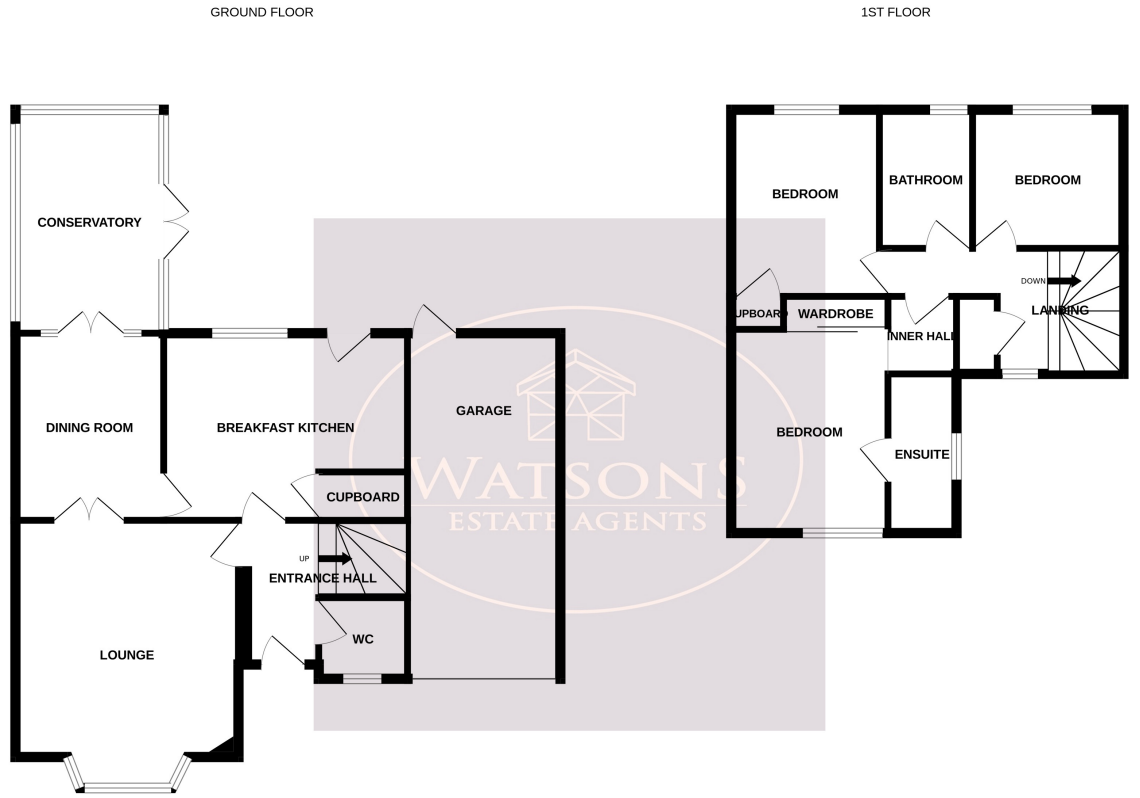
Conservatory

3.92m x 2.55m (12' 10" x 8' 4") Brick & uPVC double glazed construction, tiled flooring and French doors to the rear garden.

First Floor

Landing

UPVC double glazed window to the front, door to the storage cupboard, access to the attic 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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Primary Bedroom

3.90m (2.78m min) x 33.7m (12' 10" x 110' 7") UPVC double glazed window to the front, radiator, sliding mirrored wardrobes and door to the en suite.

En Suite

3 piece suite in white comprising WC, wall mounted sink and shower cubical. Obscured uPVC double glazed window to the side, tiled flooring and chrome heated towel rail.

Bedroom 2

3.41m x 2.5m (11' 2" x 8' 2") UPVC double glazed window to the rear, door to the storage cupboard and radiator.

Bedroom 3

2.49m x 1.71m (8' 2" x 5' 7") UPVC double glazed window to the rear, wood effect laminate flooring and radiator.

Bathroom

3 piece suite in white comprising WC, pedestal sink unit and P shaped bath with shower over. Heated towel rail, tiled flooring and obscured uPVC double glazed window to the rear.

Outside

To the front of the property is a turfed lawn with flower bed borders. A tarmacadam driveway provides ample off road parking leading to the integral garage with up & over door and power. The West facing rear garden comprises a paved patio seating area, turfed lawn, timber built shed, door to the rear of the garage and is enclosed by timber fencing to the perimeter with gated access to the side.