

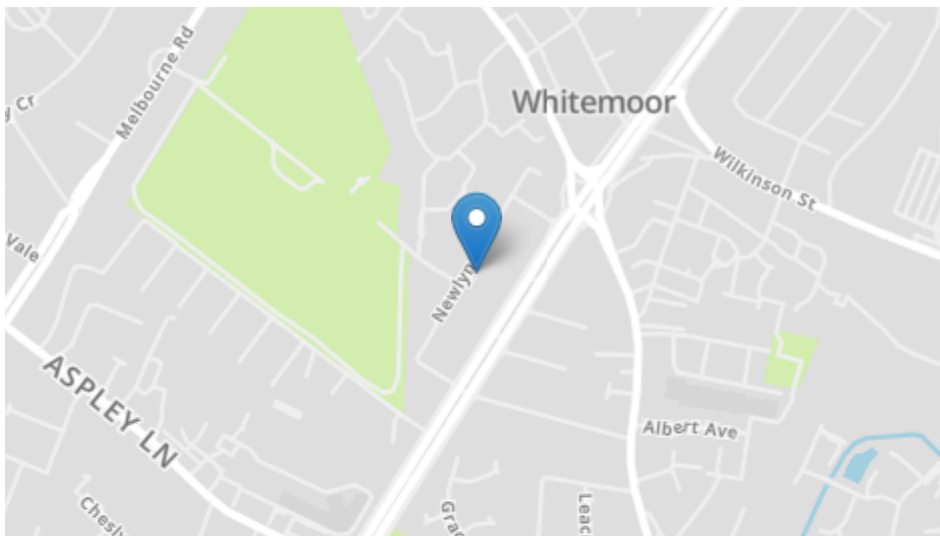
Newlyn Drive, NG8 5GX

OFFERS OVER £290,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	62	
(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
- Family Bathroom & Separate WC
- Driveway
- Favoured School Catchment
- Ease of Access to Nottingham City Centre
- 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 - 27217186

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



*** YOUR NEW HOME ON NEWLYN DRIVE? *** Located just outside Nottingham City, families will particularly appreciate the favoured school catchment and excellent transport links with the nearby tram network & Nottingham ring road which gives easy access to both QMC & Nottingham City Hospitals. With NO UPWARD CHAIN, it is ready to go! In brief, the accommodation comprises: external storm porch, entrance hallway, lounge, dining room, modern fitted kitchen, upstairs landing to the 3 bedrooms (2 double) and bathroom with separate wc. Outside, the lawned rear is a good size and a concrete driveway running alongside the property provides good off street parking. The front comprises of sectioned gravel for easy maintenance and the front is palisaded by original stonewall. Demand for this location is high and we advise early viewing to avoid disappointment - call our sales team now.

Ground

External Storm Porch

Wooden entrance door to the entrance hall.

Entrance Hall

Stairs to the first floor and doors to the lounge, kitchen & dining room.

Lounge

4.21m into the bay x 3.43m (13' 10" x 11' 3") UPVC double glazed bay window to the front, wood effect laminate flooring and feature fire place.

Dining Room

3.88m x 3.44m (12' 9" x 11' 3") Ceiling spotlights, radiator and sliding patio doors leading to the rear garden.

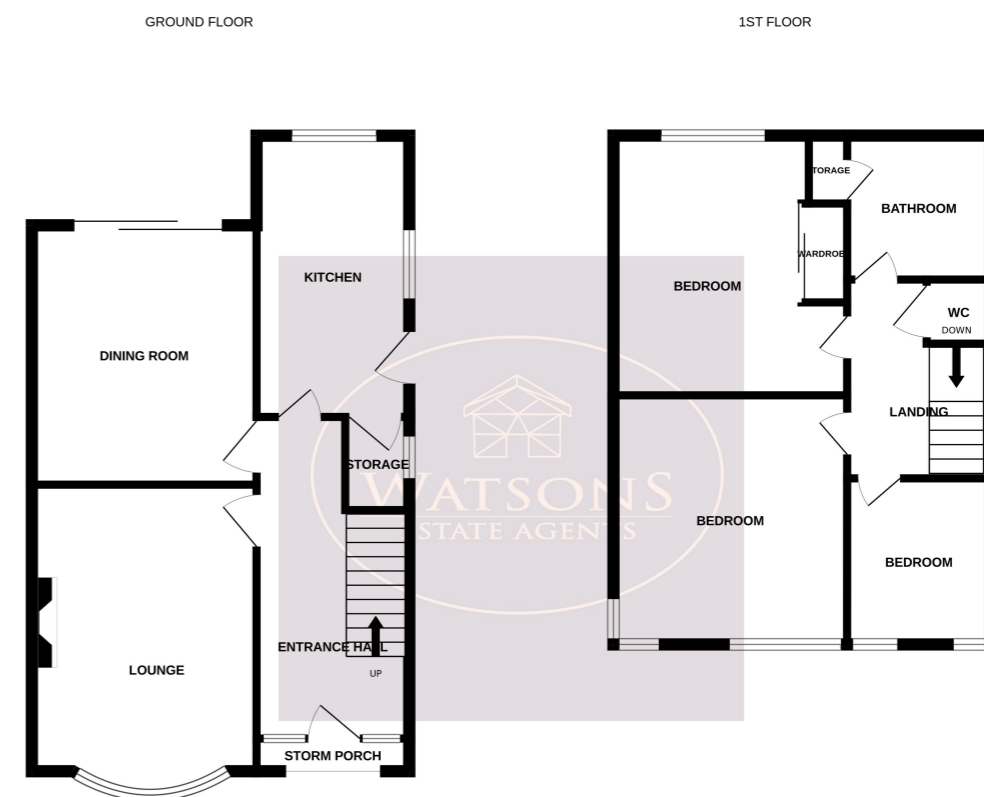
Kitchen

4.15m x 2.11m (13' 7" x 6' 11") A range of matching high gloss wall & base units, work surfaces incorporating an inset one & a half bowl stainless steel sink & drainer unit. Integrated appliances to include: electric oven & gas hob with extractor over and washing machine. UPVC double glazed windows to the rear & side, radiator, under stairs storage/walk in pantry housing the combination boiler and obscured uPVC double glazed window to the side.

First Floor

Landing

UPVC double glazed window to the side and doors to all bedrooms, WC 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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Bedroom 1

3.88m x 3.45m (12' 9" x 11' 4") UPVC double glazed window to the rear, sliding door wardrobe and radiator.

Bedroom 2

3.83m x 3.38m (12' 7" x 11' 1") 2 uPVC double glazed windows to the front, uPVC double glazed window to the side and radiator.

Bedroom 3

2.52m x 2.24m (8' 3" x 7' 4") 2 uPVC double glazed windows to the front, uPVC double glazed window to the side and radiator.

Bathroom

2 piece suite in white comprising pedestal sink unit and bath. Extractor fan, radiator, chrome heated towel rail, ceiling spotlights and obscured uPVC double glazed window to the side.

WC

WC, obscured uPVC double glazed window to the side and ceiling spotlights.

Outside

The front of the property has sectioned gravel and is palisaded by original stonewall. The rear garden comprises 2 paved patios, turfed lawn, flower bed borders with a range of plants & shrubs, external tap and is enclosed by timber fencing to the perimeter with gated access to the side. Running alongside the property, a concrete driveway provides ample off road parking, with some secured behind double gates.