

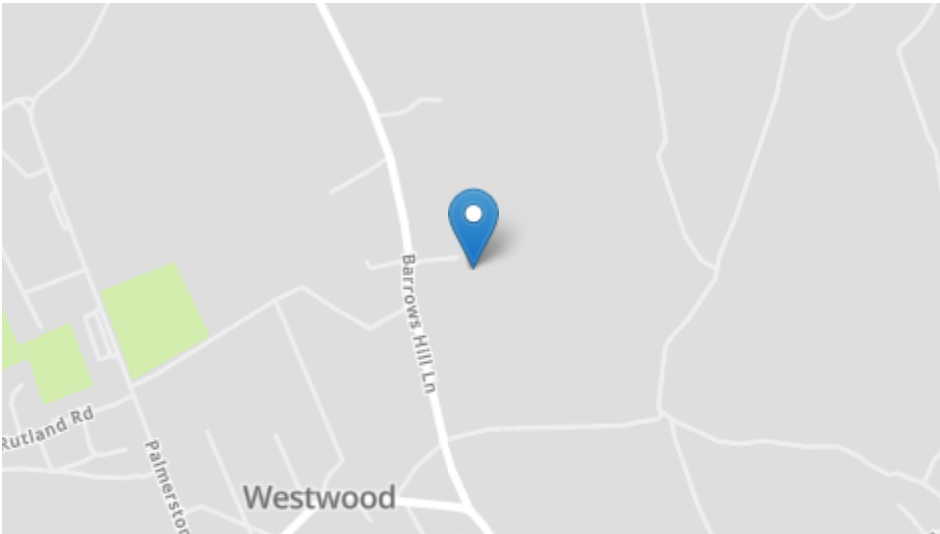
Barrows Hill Lane, Westwood, Nottingham, NG165HJ

Offers Over £250,000



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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	68	80
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



- Semi Detached Family Home
- Three Good Size Bedrooms
- Lounge
- Spacious Modern Open Plan Dining Kitchen
- Three Piece Bathroom Suite
- Ground Floor WC & Utility
- Countryside Views To Rear
- Generous Enclosed Rear Garden
- Ample Off Road Parking & Detached Garage
- 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 - 29669206

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



*** JUST LOOK AT THOSE VIEWS!! *** Prepare to fall in love with this EXTENDED & CHAIN FREE semi detached home boasting spacious living as well as a 'picture perfect' location! To the ground floor accommodation in brief comprises; entrance hall, lounge, impressive open plan dining kitchen, utility room & ground floor WC. To the first floor are three well proportioned bedrooms and family bathroom. Externally this property does not disappoint, to the rear a generous garden immediately greets perfect for all the family including a sheltered pergola perfect for entertaining and endless space for the kids to run riot! Being located in a semi rural area with great walks, pubs and many other amenities nearby this home has it all! To fully appreciate this fantastic family home call our team today to book your viewing! 01159385577 (OPTION 2)

Ground Floor

Entrance Hall

Composite entrance door, radiator, door to lounge and stairs to first floor.

Lounge

4.48m x 3.60m (14' 8" x 11' 10") UPVC double glazed bay window to the front, window seat with storage, and radiator.

Dining Kitchen

7.34m x 3.05m (24' 1" x 10' 0") A range of wall and base units with solid wood work surfaces incorporating ceramic sink & drainer unit. Integrated appliances including waist height oven, microwave, fridge freezer and dishwasher. Karndean flooring, breakfast bar, ceiling spotlights, radiator and lantern room, with French doors to the rear garden, and open access to the utility room.

Utility

Base units with work surfaces incorporating a sink & drainer unit; wall mounted combination boiler, uPVC double glazed window to the rear and door to downstairs wc.

WC

Obscured uPVC double glazed window to the side and radiator.

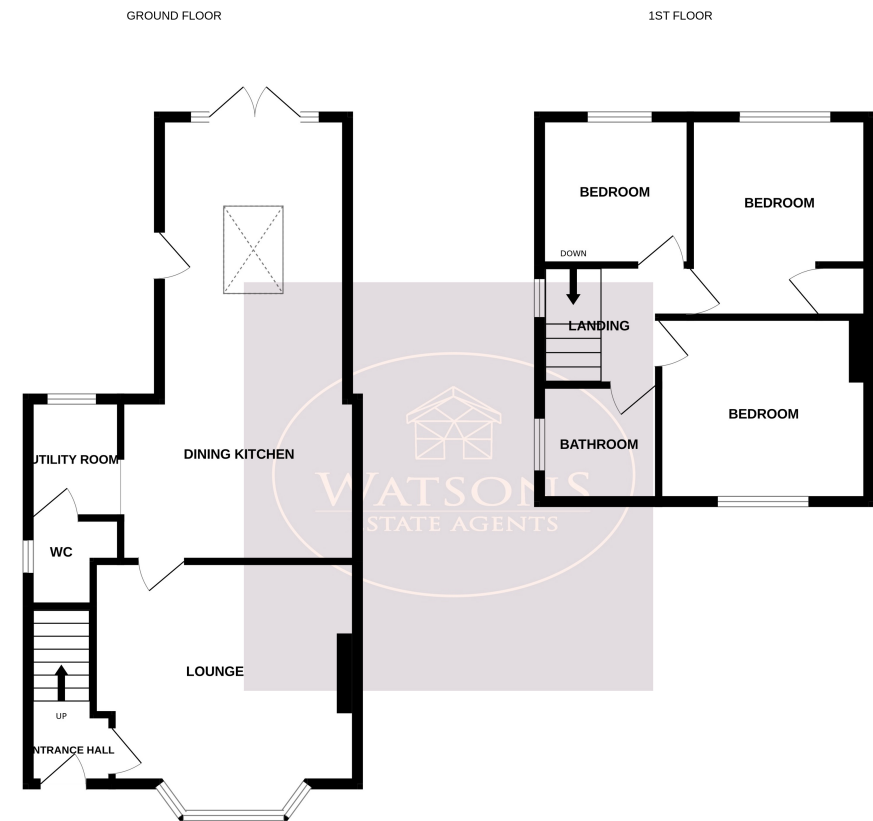
First Floor

First Floor Landing

UPVC double glazed window to the side, access to partially boarded attic and doors to all bedrooms and bathroom.

Bedroom 1

3.46m x 2.87m (11' 4" x 9' 5") UPVC double glazed window to the rear, storage cupboard and radiator.



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 misstatement. 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 Metropix 02/25

Bedroom 2

3.49m x 2.82m (11' 5" x 9' 3") UPVC double glazed window to the front and radiator.

Bedroom 3

2.52m x 2.45m (8' 3" x 8' 0") UPVC double glazed window to the rear and radiator.

Bathroom

White three piece suite comprising wc, wall mounted vanity sink and panel bath with mains fed shower over. Obscured uPVC double glazed window to the side, radiator, tiled flooring and partially tiled walls.

Outside

To the front of the property is a generous gravelled driveway, with paved pathway giving access to the entrance door, and timber double gate leading to the detached garage and rear garden. The rear garden features a paved pathway providing access to a raised decked area with sheltered pergola, and a large turfed lawn with gravel flower bed edges, palisaded by timber fencing.

Garage

Detached single garage with timber doors.

*** AGENT NOTE ***

AGENT NOTE: The seller has provided us with the following information; the gas boiler is located in the utility room, it is ten years old and was last serviced in January 2026. The entrance of the driveway is shared.