

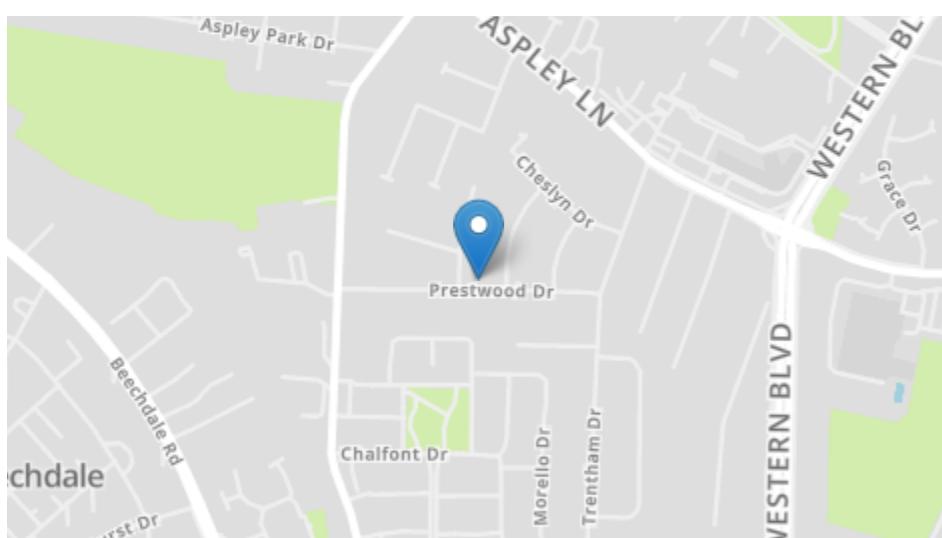
Prestwood Drive, NG8 3LY

£400,000



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£400,000



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 - 29818142

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.



- Extended Detached Family Home
- 3 Bedrooms
- 2 Reception Rooms
- En Suite & Family Bathroom
- Conservatory
- Downstairs WC & Utility Room
- Driveway & Double Garage
- Favoured School Catchment
- Ease of Access to Nottingham City Centre

Our Seller says....

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

0115 938 5577

8am-8pm - 7days



*** YOU'D BE HARD PREST TO FIND A BETTER HOME! *** Located in a popular residential area with great access to public transport and road links to the city centre is this fantastic 3 double bedroom detached family home! Providing spacious and flexible living accommodation comprising an entrance hallway, large lounge diner, dining kitchen, study, utility room, downstairs WC and a tandem garage. To the first floor are 3 double bedrooms with a master en-suite and family bathroom. Outside you will find ample off-road parking and a generous garden to the rear, great for families and entertaining! To secure your viewing call us today!

Ground Floor

Porch

UPVC double glazed window and door to the front, door to the entrance hall.

Entrance Hall

Stairs to the first floor, storage cupboard, radiator and doors to the lounge diner and breakfast kitchen.

Lounge Diner

7.44m x 4.1m (24' 5" x 13' 5") UPVC double glazed window to the front, radiator, feature fireplace with inset space for fire, sliding patio doors to the conservatory.

Conservatory

5.23m x 4.76m (17' 2" x 15' 7") Brick & uPVC double glazed construction, plumbing for washing machine, French doors to the rear garden and door to the utility room.

Breakfast Kitchen

4.59m x 3.66m (15' 1" x 12' 0") A range of matching wall & base units, work surfaces incorporating an inset sink & drainer unit. Integrated appliances to include: double electric oven & gas hob with extractor over and fridge freezer. Tiled flooring, breakfast bar, ceiling spotlights, chrome heated towel rail, French doors to the study, door to the storage cupboard and door to the utility room.

Study

4.15m x 2.55m (13' 7" x 8' 4") UPVC double glazed window to the front, radiator, wood effect laminate flooring.

Utility Room

2.8m x 2.27m (9' 2" x 7' 5") UPVC double glazed windows to the front & rear, door to the rear garden and door to the WC.

WC

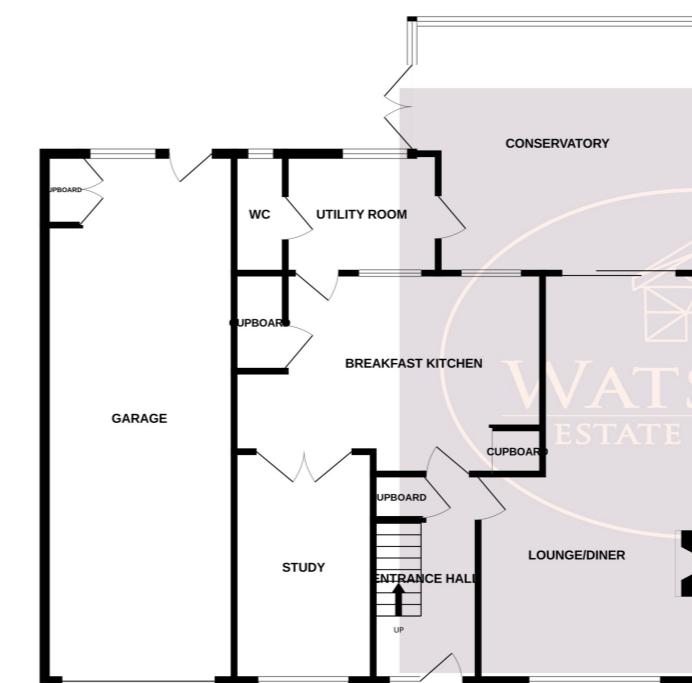
Obscured uPVC double glazed window to the rear, WC, pedestal sink unit, tiled flooring and radiator.

First Floor

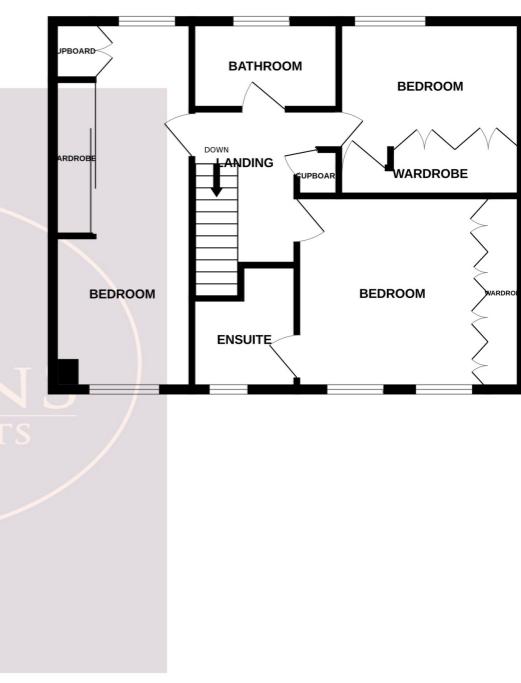
Landing

Airing cupboard, access to the attic (partly boarded) and doors to all bedrooms and bathroom.

GROUND FLOOR



1ST FLOOR



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 service 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

4.06m x 3.36m (13' 4" x 11' 0") UPVC double glazed window to the front, fitted wardrobes, radiator and door to the en suite.

En Suite

3 piece suite in white comprising WC, pedestal sink unit and shower cubicle. Obscured uPVC double glazed window to the front, chrome heated towel rail, airing cupboard and ceiling spotlights. Wood effect laminate flooring.

Bedroom 2

6.52m x 2.59m (21' 5" x 8' 6") UPVC double glazed windows to the front & rear, fitted sliding door wardrobes and vertical radiator. Wood effect laminate flooring.

Bedroom 3

3.52m x 2.56m (11' 7" x 8' 5") UPVC double glazed window to the rear, fitted wardrobes and radiator.

Bathroom

3 piece suite in white comprising WC, pedestal sink unit and bath. Obscured uPVC double glazed window to the rear, chrome heated towel rail and ceiling spotlights. Tiled flooring.

Outside

To the front of the property are decorative gravel beds enclosed by stone wall to the perimeter. A block paved driveway provides ample off road parking leading to the double garage with up & over door, power, storage cupboard, uPVC double glazed window to the rear and door to the rear garden. The rear garden comprises raised gravel borders with a range of plants & shrubs, feature fish pond, a turfed lawn, 2 timber built sheds and greenhouse. The garden is enclosed by timber fencing to the perimeter with gated access to the side.

Agents Note

The seller has provided us with the following information: the boiler is located in the loft and is 2 years old and was last serviced December 2025.