

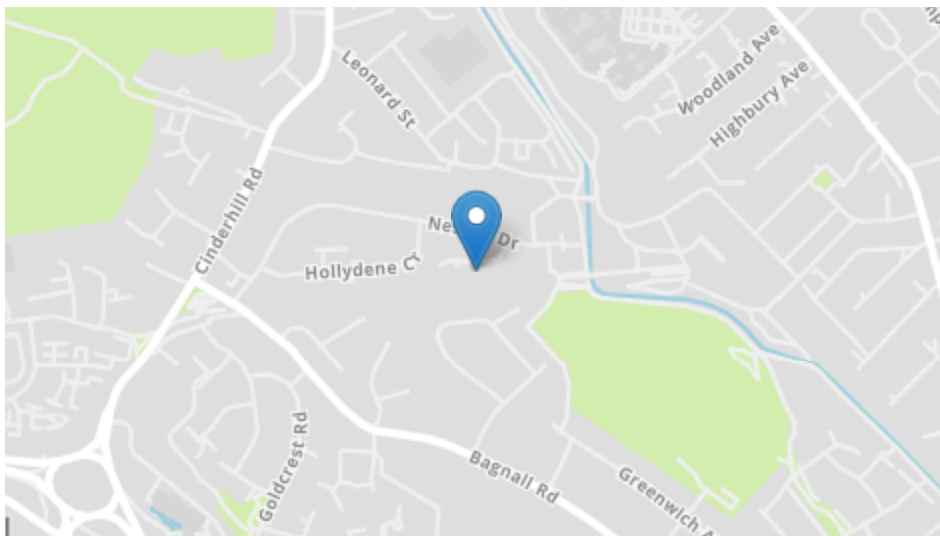
Willaston Close, NG6 8QW

Offers Over £210,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D	70	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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 - 27296704

- Semi Detached Home
- 3 Bedrooms
- Open Plan Dining Kitchen
- Shower Room
- Private South Facing Rear Garden
- Driveway
- Cul De Sac Location
- Excellent Road & Public Transport Links

Our Seller says....

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



***** SIMPLY SUPERB SEMI ***** Not only is this 3 bed semi located on a desirable cul-de-sac within walking distance of the tram network, it is beautifully presented inside and out, so viewing is **HIGHLY RECOMMENDED**. In brief, the accommodation comprises: entrance hall, lounge, dining kitchen, upstairs landing to the 3 bedrooms and shower room. Outside, the South facing low maintenance rear garden offers a high level of privacy, whilst a block paved & tarmac driveway to the front provides good off street parking. This quiet location lies within 4 miles of Nottingham City centre and as well as the tram, there is a regular bus service and easy access to the M1 motorway. Call our sales team now to arrange a viewing.

Ground Floor

Entrance Hall

Composite entrance door to the front, stairs to the first floor and door to the lounge.

Lounge

4.75m x 3.05m (3.55m max) (15' 7" x 10' 0") UPVC double glazed window to the front, wood effect laminate flooring, radiator and French doors to the dining kitchen.

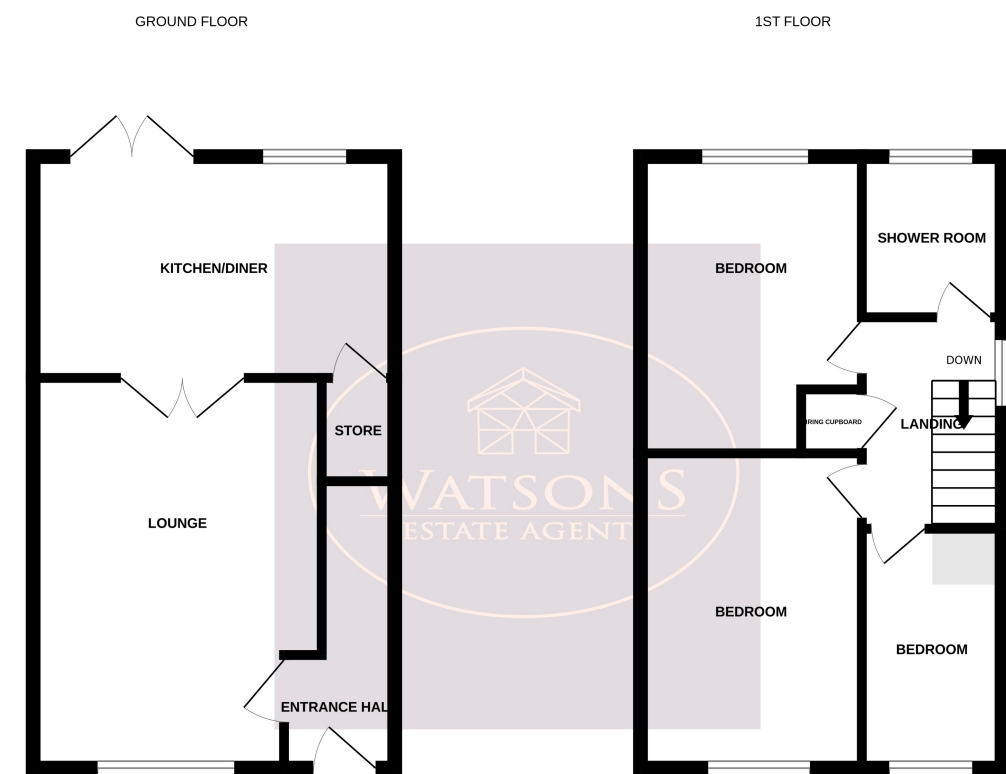
Dining Kitchen

4.57m x 2.74m (15' 0" x 9' 0") A range of matching wall & base units, work surfaces incorporating an inset sink & drainer unit with flexi tap. Integrated electric oven & hob with extractor over. Integrated boiler, plumbing for washing machine, under stairs storage, ceiling spotlights, radiator, uPVC double glazed window to the rear and French doors to the rear garden.

First Floor

Landing

UPVC double glazed window to the side, airing cupboard housing the hot water tank, 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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Bedroom 1

3.65m x 2.65m (12' 0" x 8' 8") UPVC double glazed window to the rear and radiator.

Bedroom 2

3.9m x 2.63m (12' 10" x 8' 8") UPVC double glazed window to the front, wood effect laminate flooring and radiator.

Bedroom 3

2.94m x 1.85m (9' 8" x 6' 1") UPVC double glazed window to the rear and radiator.

Shower Room

3 piece suite comprising: concealed cistern WC, vanity sink unit and shower cubicle with electric shower over. Heated towel rail and obscured uPVC double glazed window to the rear.

Outside

To the front of the property is a tarmac and block paved driveway providing ample off road parking and is secured by timber fencing to the perimeter and double gates to the front. The South facing, low maintenance rear garden offers a good level of privacy and comprises a paved patio & timber decking seating area, timber built shed measuring 4.74m x 2.96m, external tap and power point and is enclosed by timber fencing to the perimeter.