

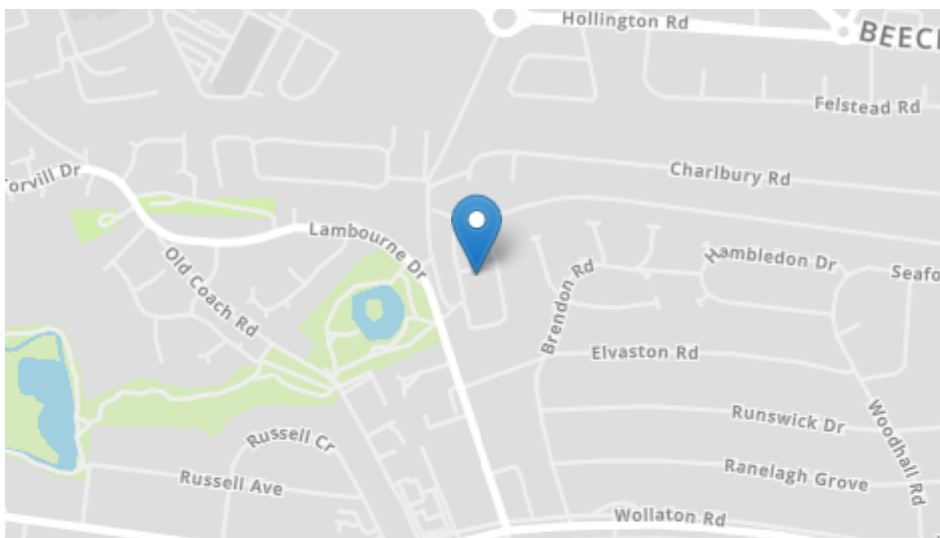
Tom Blower Close, NG8 1JQ

£425,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		85
(69-80)	C	75	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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 or email
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 Ref - 26514880

- Detached Family Home
- 4 Bedrooms
- 2 Reception Rooms
- En Suite To Primary Bedroom
- Downstairs WC
- Off Road Parking
- Private West Facing Garden
- Ease Of Access To Nottingham City Centre

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.



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*** A FINE FAMILY HOME *** A well maintained four bedroom detached family house situated in an executive modern development on a no through road creating a quiet environment for a family. The property has been tastefully converted to provide a beautiful and high specification dining & living family kitchen, which is the hub of this family home, also to the ground floor an entrance hall, w/c and lounge with bay window. To the first floor a landing providing access to four generous bedrooms, a family bathroom and en suite to the primary bedroom. To the outside a front garden with a driveway providing off road parking and to the rear an enclosed garden with patio and lawn areas. Ideally located for Fernwood schools, conservation area opposite, excellent local pub and shop, local commuter routes with Nottingham City Centre being a 15 minute bus ride away and Wollaton Hall & Deer Park in walking distance. Wollaton & Beeston are located west of the city & have schools for all age groups, local shopping plus Beeston town centre. The University, Queens Medical Centre & most of the south west side based national companies can be reached without entering the city.

Ground Floor

Entrance Hall

Composite entrance door to the front, stairs to the first floor, under stairs storage, Amtico flooring, radiator and doors to the WC, lounge and dining kitchen.

WC

WC, pedestal sink unit, radiator and obscured uPVC double glazed window to the side.

Lounge

5.7m x 3.11m (18' 8" x 10' 2") UPVC double glazed bay window to the front and radiator.

Kitchen Area

5.4m x 3.5m (17' 9" x 11' 6") A range of matching wall & base units, work surfaces incorporating an inset one & a half bowl sink & drainer unit. Integrated appliances to include: NEFF double oven & gas hob with extractor over, washing machine, dishwasher and microwave. Central island offering further storage space, wood effect laminate flooring, radiator and easy access to the Potterton boiler. 2 uPVC double glazed windows to the rear.

Dining Area

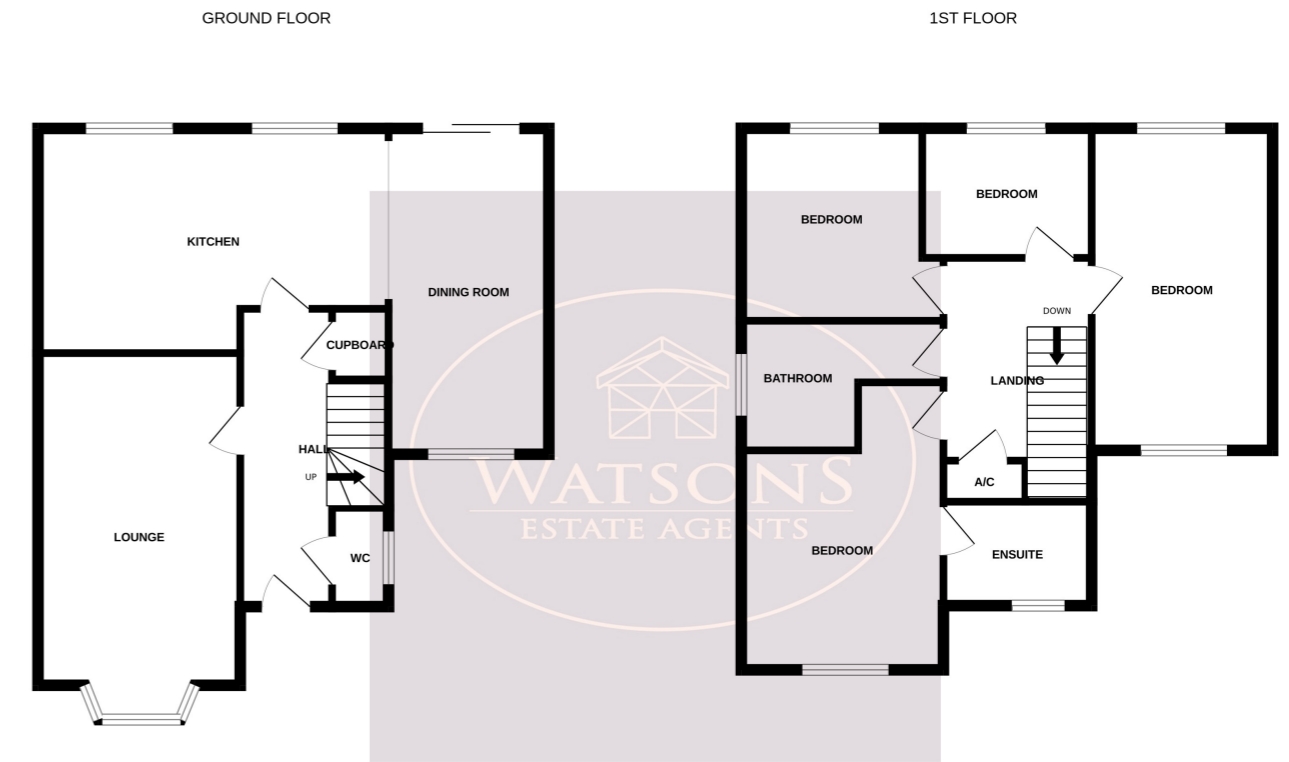
4.82m x 2.46m (15' 10" x 8' 1") Wood effect laminate flooring, radiator, uPVC double glazed window to the front and sliding patio doors leading to the rear garden.

Landing

Generous airing cupboard, access to the attic space (with drop down ladder) providing excellent storage space. Doors to all bedrooms and bathroom.

Primary Bedroom

4.48m (3.35m min) x 3.18m (14' 8" x 10' 5") UPVC double glazed window to the front, a range of fitted furniture and radiator. Door to the en suite.



73 TOM BLOWER CLOSE

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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En Suite

3 piece suite in white comprising WC, pedestal sink unit and shower cubicle. Extractor fan, radiator and obscured uPVC double glazed window to the front.

Bedroom 2

4.97m x 2.67m (16' 4" x 8' 9") UPVC double glazed windows to the front & rear, fitted wardrobes and radiator.

Bedroom 3

3.0m x 2.67m (9' 10" x 8' 9") UPVC double glazed window to the rear and radiator.

Bedroom 4

2.65m x 1.97m (8' 8" x 6' 6") UPVC double glazed window to the rear and radiator.

Bathroom

3 piece suite in white comprising WC, pedestal sink unit and bath with shower over. Extractor fan, radiator and obscured uPVC double glazed window to the side.

Outside

To the front of the property are flower bed borders with a range of plants & shrubs. A tarmac driveway to the right hand side of the property provides off road parking.. The West facing rear garden comprises a brick paved patio, a circular turfed lawn and 2 timber built sheds. The garden is enclosed by brick wall to the perimeter with gated access to the rear.