

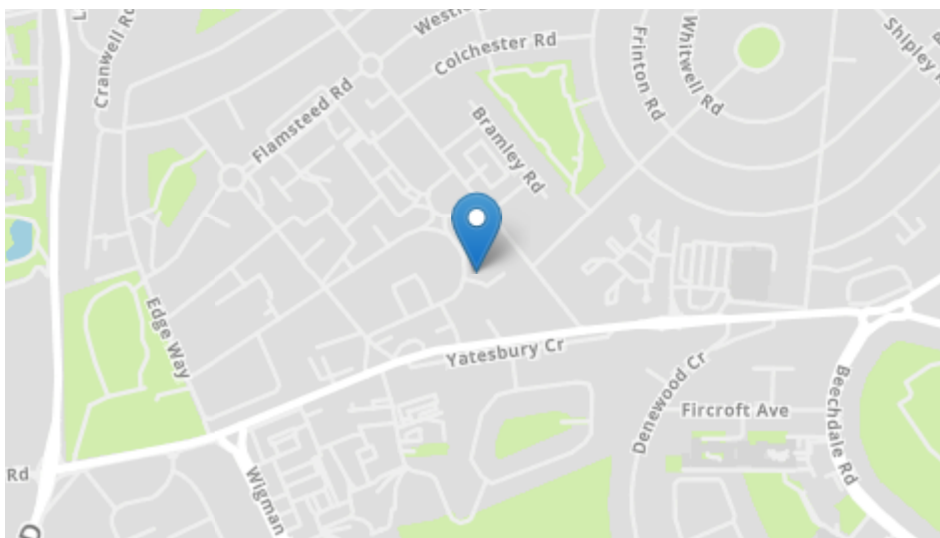
6 Wyrle Drive, Nottingham, NG8 6NN

£260,000

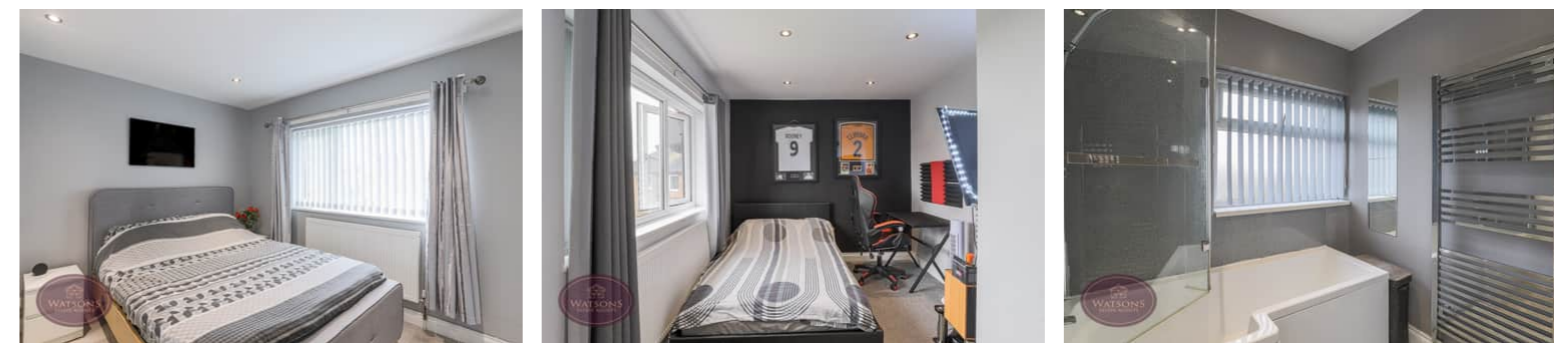


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		59	80
England, Scotland & Wales		EU Directive 2002/91/EC	



- Semi Detached Family Home
- 3 Bedrooms
- Open Plan Lounge Diner
- Modern Fitted Kitchen
- Downstairs WC
- Games Room/Home Office
- South Facing Low Maintenance Rear Garden
- Fully Renovated Throughout

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 - 26699917

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

0115 938 5577
 8am-8pm - 7days



*** WOW, WOW, WOW! *** Situated in the ever popular Strelley area on the outskirts of Nottingham City centre, this 3 bed semi has been very well maintained and offers much more than a typical 3 bed semi. In brief, the accommodation comprises: entrance hall, downstairs wc, lounge diner, lobby, kitchen, upstairs landing to the 3 DOUBLE bedrooms and family bathroom. If that wasn't enough space, the current owners have added a spacious multi-functional outbuilding which is currently used as a games room. The rear garden requires very little maintenance and as it is south-facing, it is the perfect space to enjoy the Summer months. To the front, a driveway provides good off street parking. Whilst there are local amenities including shops & schools within walking distance, Nottingham City Centre is only around 4 miles away and there is an excellent regular bus service. Whether down-sizing, up-sizing or a first time buyer, this impressive home is WELL WORTH VIEWING in person - call our sales team now!

Ground Floor

Entrance Hall

UPVC double glazed entrance door, stairs to the first floor, ceiling spotlights and doors to the lounge, WC and side lobby.

Lounge Diner

5.98m x 3.41m (19' 7" x 11' 2") UPVC double glazed window to the front, radiator, ceiling spotlights, wood effect laminate flooring and French doors to the rear garden.

Side Lobby

A range of matching wall & base units, understairs storage cupboard, tiled flooring, radiator, ceiling spotlights and door to the side.

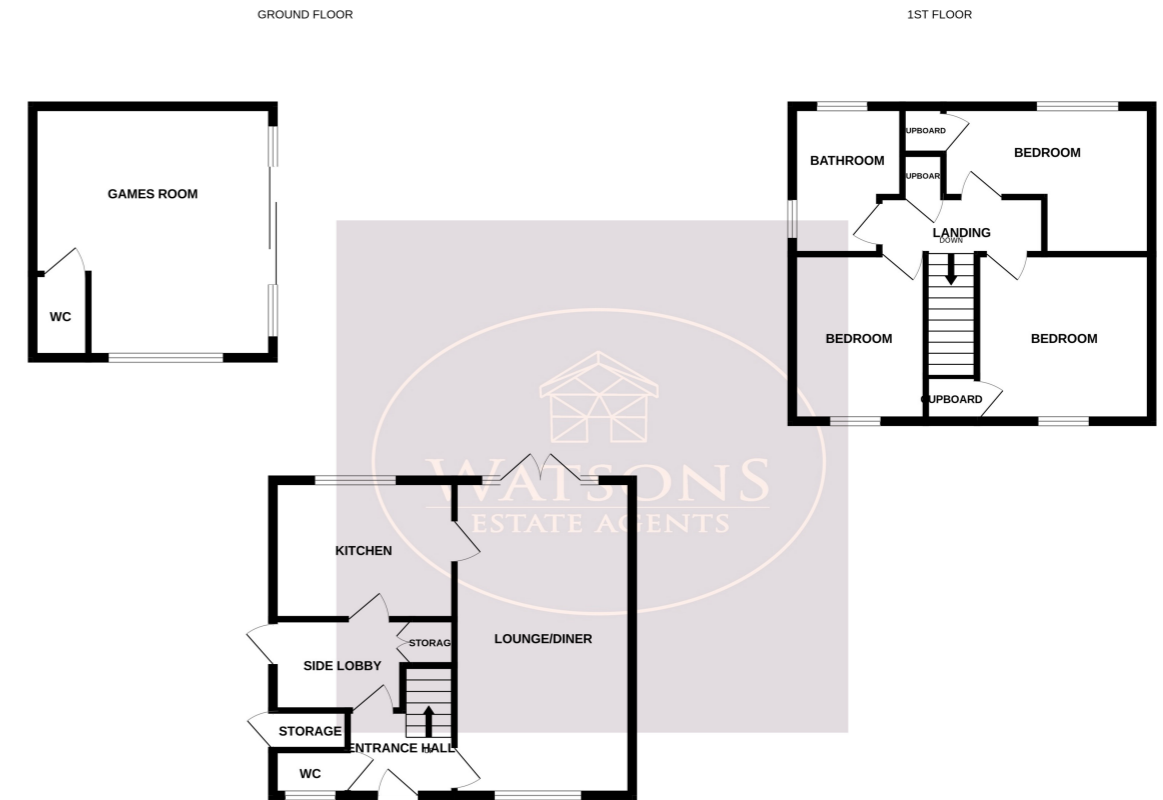
Kitchen

3.38m x 2.79m (11' 1" x 9' 2") A range of matching wall & base units, work surfaces incorporating an inset sink & drainer unit. Integrated electric oven & hob with extractor over. Plumbing for washing machine, tiled flooring, ceiling spotlights, radiator, uPVC double glazed window to the rear and door to the side lobby.

First Floor

Landing

Built in storage cupboard, access to the attic (partly boarded), ceiling spotlights 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

3.47m x 3.23m (11' 5" x 10' 7") UPVC double glazed window to the front, wood effect laminate flooring, ceiling spotlights, radiator and walk in wardrobe.

Bedroom 2

4.12m x 2.66m (13' 6" x 8' 9") UPVC double glazed window to the rear, radiator and built in wardrobe.

Bedroom 3

3.22m x 2.46m (10' 7" x 8' 1") UPVC double glazed window to the front, ceiling spotlights, wood effect laminate flooring and radiator.

Bathroom

3 piece suite in white comprising WC, vanity sink unit and P shaped bath with mains fed dual rainfall effect shower over. Chrome heated towel rail, ceiling spotlights and obscured uPVC double glazed windows to the front & side.

Outside

To the front of the property is a block paved & concrete driveway providing ample off parking. The South facing, low maintenance rear garden comprises artificial lawn, external power point, a timber decking giving access to the games room/home office measuring 4.49m x 4.47m fully insulated, with power, aircon, WC, ceiling spotlights and uPVC sliding patio doors to the front. The garden is enclosed by timber fencing to the perimeter.