

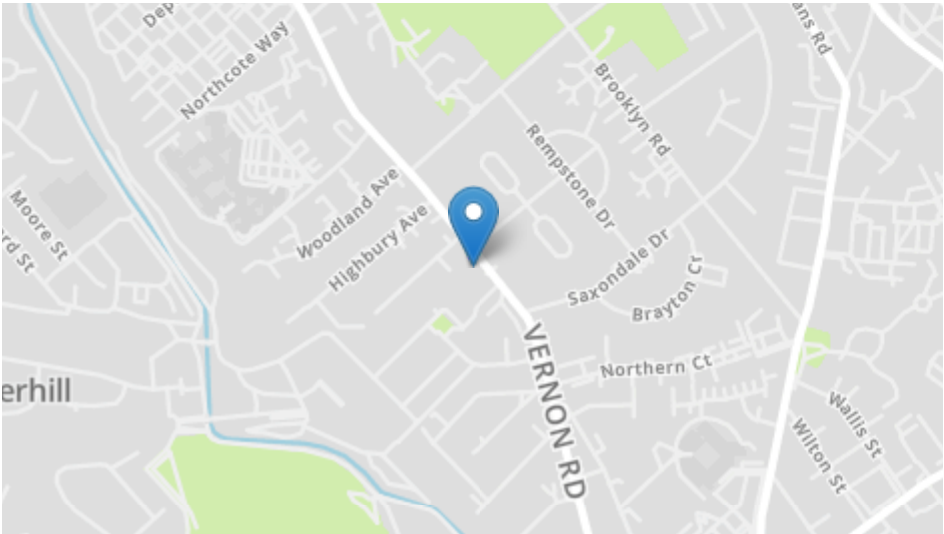
Highbury Road, NG6 9DD

£240,000



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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		
England, Scotland & Wales		

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 - 29163640



- Detached Family Home
- 3 bedrooms
- Generous Dining Kitchen
- Downstairs WC & Utility Room
- Private South West Facing Rear Garden
- Excellent Road & Public Transport Links Including Tram
- Ease of Access to Nottingham City Centre
- Walking Distance To Bulwell Town 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.



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

0115 938 5577
8am-8pm - 7days



*** SEEING IS BELIEVING! *** In a popular area on the outskirts of Nottingham is this ABSOLUTE GEM of a 3 bed detached home. Deceptively spacious and presented to a very high standard, it has a modern open plan dining kitchen to the rear with separate utility & downstairs wc and 3 bedrooms. The location is easily commutable to Nottingham City Centre with regular bus & tram service within walking distance. In brief, the accommodation comprises: entrance hall to lounge, dining kitchen, utility, downstairs wc, upstairs landing to the 3 bedrooms and a superb bathroom with 4 piece suite. Outside does not disappoint, with a generous south west-facing rear which enjoys a high level of privacy and a covered gazebo with power. You really need to see this one to appreciate it, so call us now to arrange an appointment.

Ground Floor

Entrance Hall

Entrance door to the side, traditional radiator, stairs to the first floor, walk in pantry, wood effect laminate flooring, walk in pantry including the combination boiler. Doors to the lounge and dining kitchen.

Lounge

4.8m x 3.33m (15' 9" x 10' 11") UPVC double glazed bay window to the front with integrated shutter blinds, traditional radiator, integrated sound system.

Dining Kitchen

6.29m (3.72m min) x 4.4m (2.71m min) (20' 8" x 14' 5") A range of matching high gloss wall & base units, quartz work surfaces incorporating an inset Belfast sink with flexi tap and instant hot water tap. Integrated appliances to include: waist height double electric oven and 5 ring gas hob with extractor over, fridge freezer and dishwasher. UPVC double glazed window to the side with integrated shutter blinds, wood effect laminate flooring, vertical radiator, French doors to the rear garden and door to the utility room.

Utility Room

1.69m x 1.47m (5' 7" x 4' 10") Plumbing for washing machine, wood effect laminate flooring and uPVC double glazed window to the side with integrated shutter blinds. Door to the WC.

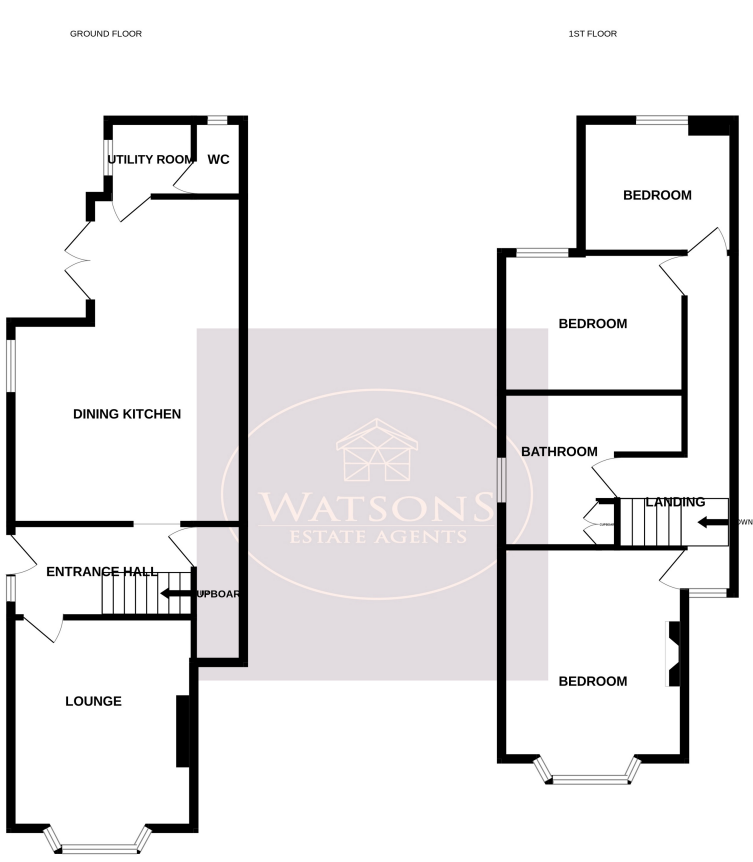
WC

WC, vanity sink unit, wood effect laminate flooring, obscured uPVC double glazed window to the rear, extractor fan, ceiling spotlights and radiator.

First Floor

Landing

UPVC double glazed window to the front with integrated shutter blinds, access to the attic (fully boarded with drop down ladder and power), radiator, wood effect laminate flooring 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

4.97m x 3.33m (16' 4" x 10' 11") UPVC double glazed bay window to the front with integrated shutter blinds, feature fire place, original picture boarder, 2 traditional radiators.

Bedroom 2

3.44m x 2.6m (11' 3" x 8' 6") UPVC double glazed window to the rear with integrated shutter blinds, wood effect laminate flooring and traditional radiator.

Bedroom 3

2.73m x 2.56m (8' 11" x 8' 5") UPVC double glazed window to the rear with integrated shutter blinds, wood effect laminate flooring and traditional radiator.

Bathroom

4 piece suite in white comprising WC, vanity sink unit, freestanding bath and shower cubicle with mains fed shower over. Obscured uPVC double glazed window to the front, traditional radiator, extractor fan, wood effect laminate flooring and ceiling spotlights.

Outside

The front of the property is palisaded by original stonewall. Features include power point and external tap. The South West facing, low maintenance rear garden offers a good level of privacy and comprises a paved patio and resin seating area plus a lower level paved patio with artificial lawn and flower bed borders with a range of plants & shrubs, a tiered timber decking and fixed gazebo measuring 5.78m x x2.96m with power. Other features include an external hot & cold tap and power points. The garden is enclosed by timber fencing to the perimeter with gated access to the side. PLEASE NOTE THERE IS NO PARKING AVAILABLE AT THE PROPERTY, ALTHOUGH ON STREET PARKING IS AVAILABLE NEARBY.