

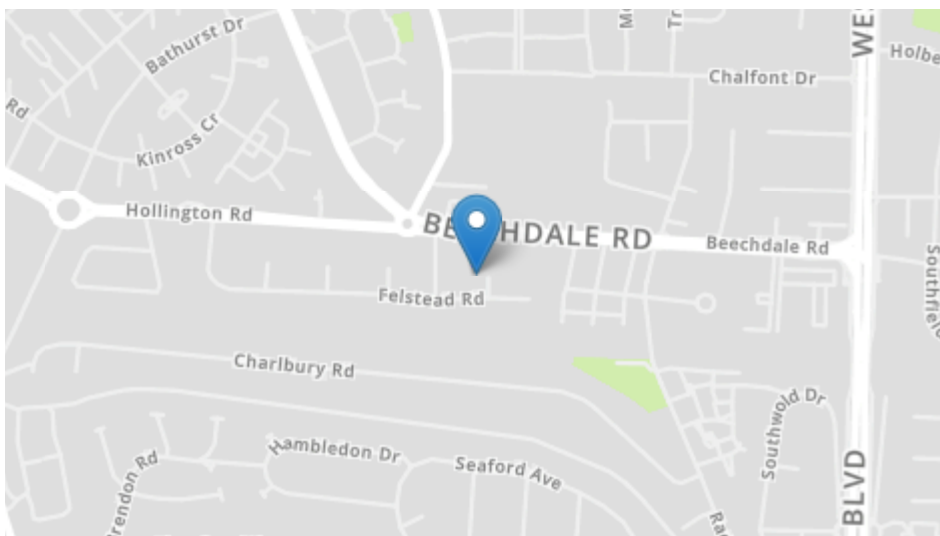
Darvel Close, Nottingham, NG8 3HL

£210,000

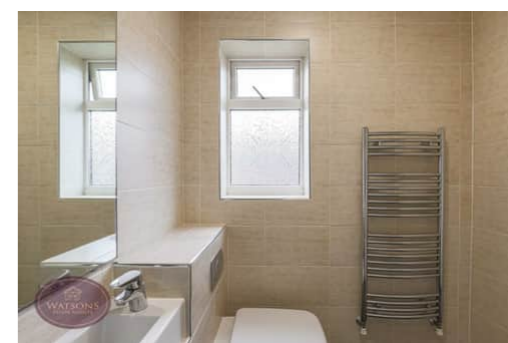


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		65	83
England, Scotland & Wales		EU Directive 2002/91/EC	



- Semi Detached House
- 3 Bedrooms
- Recently Fitted Kitchen
- Off Road Parking & Garage
- Low Maintenance Rear Garden
- Walking Distance To Amenities
- Excellent Road & Public Transport Links
- Ease Of Access To Nottingham City Centre

Our Seller says....

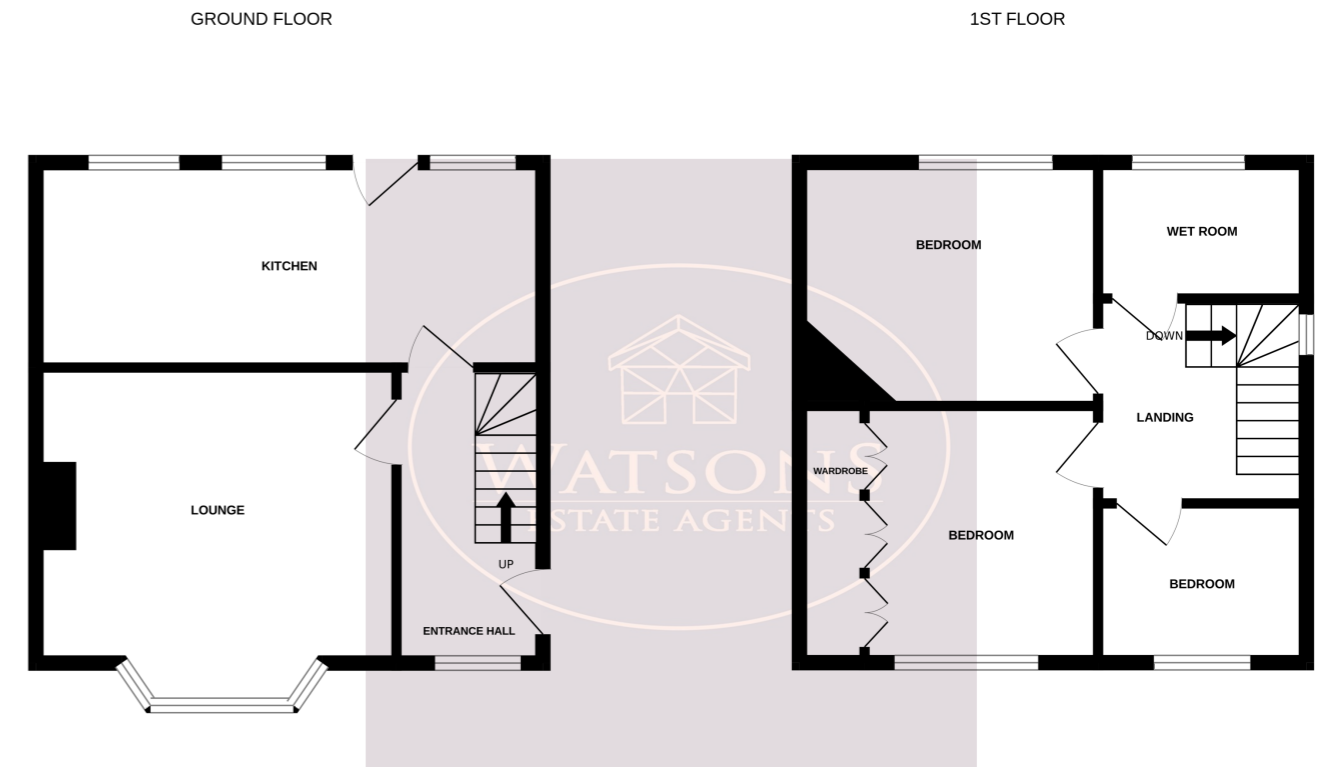
want to view?
 Call us on 0115 938 5577
 Our lines are open 8am - 8pm
 7 Days a week
 or email
 mail@watsons-residential.co.uk
 Ref - 26824330

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

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 8am-8pm - 7days



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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*** A MARVEL ON DARVEL! *** Occupying a great corner plot on a quiet cul-de-sac in the Beechdale area just outside Nottingham City Centre, this 3 bed semi is presented to a high standard and benefits from OFSTED 'EXCELLENT' school, as well as transport links including ring road & Tram network. The accommodation in brief comprises: entrance hall, lounge, recently refitted kitchen diner, upstairs landing to the 3 spacious bedrooms and family bathroom. Outside, there is quite generous off street parking to the front and a great . Book your viewing today.

Ground Floor

Entrance Hall

Composite entrance door to the side, uPVC double glazed window to the front, radiator, stairs to the first floor, understairs storage and door to the lounge.

Lounge

5.06m into the bay x 3.45m (16' 7" x 11' 4") UPVC double glazed window to the front, Inglenook fireplace with inset space for multi fuel burner, wood effect laminate flooring.

Kitchen

5.21m x 2.39m (17' 1" x 7' 10") A range of matching wall & base units, work surfaces incorporating a stainless steel sink & drainer unit. Integrated waist height electric oven, microwave & gas hob with extractor over. Plumbing for washing machine & dishwasher. Integrated Worcester Bosch combination boiler. 3 uPVC double glazed windows to the rear, wood effect laminate flooring and door to the rear garden.

First Floor

Landing

Obscured uPVC double glazed window to the side, access to the attic and doors to all bedrooms and bathroom.

Bedroom 1

3.33m x 3.0m (to the wall) (10' 11" x 9' 10") UPVC double glazed window to the front, fitted wardrobes and radiator.

Bedroom 2

3.47m x 3.13m (11' 5" x 10' 3") UPVC double glazed window to the rear and radiator.

Bedroom 3

2.27m (2.83m max) x 1.82m (7' 5" x 6' 0") UPVC double glazed window to the front.

Bathroom

3 piece suite comprising concealed cistern WC, table top sink bowl and mains fed rainfall effect shower. Chrome heated towel rail and obscured uPVC double glazed window to the rear.

Outside

To the front of the property is a brick paved driveway providing ample off road parking leading to the detached garage with electric rollup door and power. The low maintenance rear garden comprises a paved patio, timber decking seating area and artificial lawn. The garden is enclosed by timber fencing to the perimeter with gated access to the side.