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Sales & Lettings

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**'THE NORWAY' ELIZABETH GARDENS  
WATNALL ROAD  
NOTTINGHAMSHIRE  
NG15 6FQ**



**£575,000**

**VIEWING**

By appointment through the selling agent on (0115) 9680809  
7 High Street, Hucknall, Nottingham, NG15 7HJ.

**TENURE**

Freehold

- New Build Bungalow
- Four Bedrooms
- Open Plan Dining Kitchen
- Family Bathroom and Ensuite
- Landscape Front and Rear Gardens
- Driveway and Detached Garage
- The Norway is available on Plot 1

**‘THE NORWAY’ ELIZABETH GARDENS, WATNALL ROAD,  
NOTTINGHAMSHIRE**

Need2View are delighted to bring to market this stunning new build, four bedroom, detached bungalow, located in a sought after area of Nottinghamshire. ‘The Norway’ is the final plot available on the popular ‘Elizabeth Gardens’ estate just off Watnall Road.

The property offers a large open plan living/dining/kitchen area, a utility room, four double bedrooms (with an ensuite to the master bedroom) and a modern family bathroom. The property also benefits from underfloor heating throughout. To the front of the property there is a large driveway for off street parking and to the rear there is a landscaped garden and access to a detached garage.

Entrance door into:

**HALLWAY**

A large, bright hallway with access to all the rooms, power points and ceiling spotlights.



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**LOUNGE/KITCHEN/DINER**

**Kitchen Area 16’0” x 15’7”**

**Living/Dining Area 20’4” x 14’4”**

A large open plan living/dining/kitchen area with bi-fold doors and Velux roof windows in both halves of the room, wooden flooring in the living/dining area and tiled flooring in the kitchen, power points and ceiling spotlights. The bungalow is almost complete internally and externally subject to minor works being carried out, however the kitchen and utility have not been fitted so at the present time, a purchaser can choose a colour scheme of their preference. The images that we have used are both photographs of kitchens fitted at other bungalows on the development that we have previously sold and CGIs of proposed layout of the kitchen and utility for this bungalow.



**UTILITY ROOM**

**14’9” x 7’1”** With UPVC double glazed window to the side, tiled flooring, power points and ceiling spotlights.

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**BEDROOM ONE**

**15’6” x 14’8”** With UPVC double glazed window to the front, access to an ensuite, power points and ceiling spotlights.



**EN SUITE**

**11’5” x 6’10”** Fitted with a wash hand basin built into vanity, W.C. and shower stall, fully tiled walls, UPVC double glazed window to the front and ceiling spotlights.



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**BEDROOM TWO**

**18’3” x 10’6”** With UPVC double glazed window to the side, power points and ceiling spotlights.



**BEDROOM THREE**

**13’1” x 12’4”** With UPVC double glazed window to the side, power points and ceiling spotlights.



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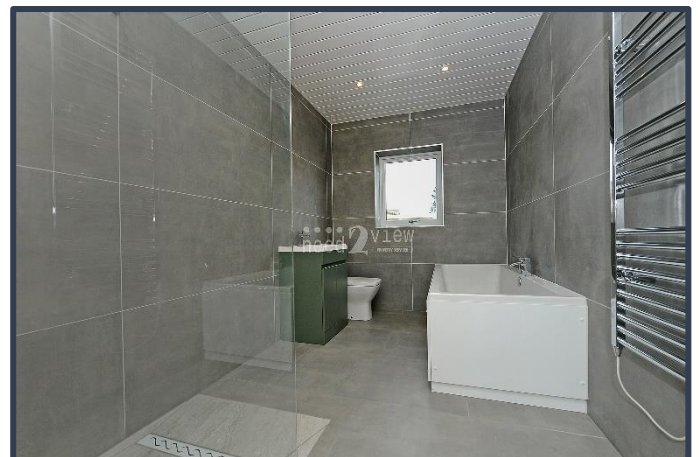
**BEDROOM FOUR**

**12’4” x 11’5”** With UPVC double glazed window to the front, power points and ceiling spotlights.



**BATHROOM**

**12’2” x 7’1”** White suite fitted with a wash hand basin built into vanity, W.C., a bath and a shower stall, fully tiled walls and floor, chrome towel radiator and ceiling spotlights.



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**OUTSIDE**

To the rear of the property there is an easy to maintain garden with patio area, a section laid to lawn and side access to the detached garage. To the front of the property there is a spacious driveway.



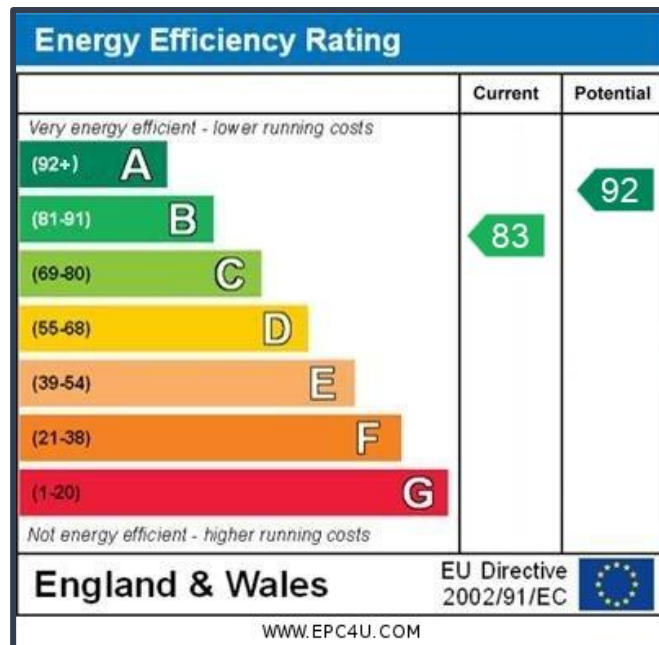
**GARAGE**

Detached from the house, there is a brick built garage to the rear of the property with power and lighting.



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**EPC GRAPH**



**ADDITIONAL INFORMATION**

**Local Council** – Ashfield District Council

**Council Tax Band** – E

**Primary School** – Holgate Primary and Nursery School

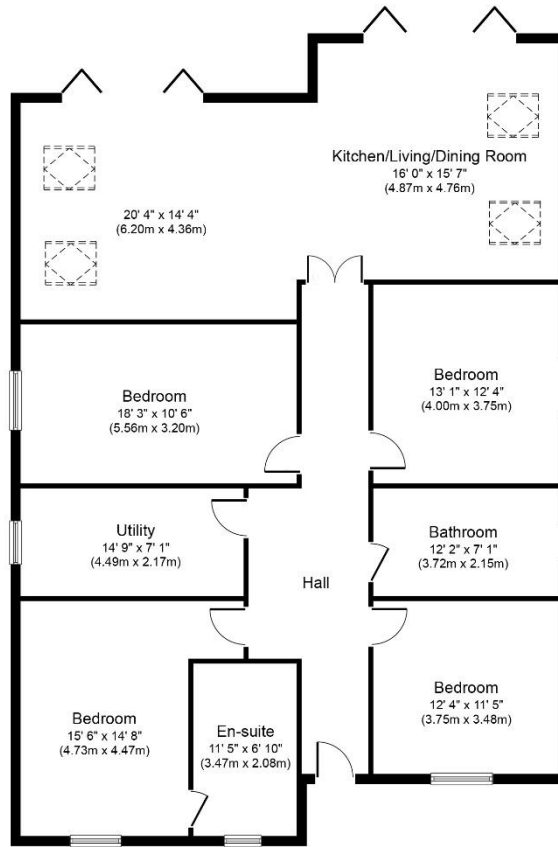
**Secondary School** – Holgate Academy

**Stamp Duty on Asking Price:** £16,250 (Additional costs may apply if being purchased as a second property)



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**FLOOR PLAN**



**Approximate Floor Area**  
**1,716 sq. ft.**  
**(159.4 sq. m.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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**AGENTS NOTES**

Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property.

All measurements are approximate and quoted in imperial and are for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on.

The fixtures, fittings or appliances referred to have not been tested and therefore no guarantee can be given that they are in working order.

Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.

**MORTGAGE ADVICE**

Arranging the right mortgage is just as important as selecting the right house. Need2View are happy to introduce clients to a completely and utterly independent mortgage advisor who can canvas the whole marketplace.

They can select the best and most appropriate mortgage tailored to suit each individual purchaser's needs and requirements and relative to their own unique personal circumstances. Such advice can be accessed free of charge\* and without any obligation. Your home is at risk if you do not keep up repayments on your mortgage or any other loans secured against it.

\* Initial consultation is on a no fee basis although a fee may be charged for mortgage arrangement.

**THINKING OF SELLING**

It is important that a fair, accurate and representative market appraisal is given when thinking of selling and owners should obtain advice to take into account economic conditions, the size, standard, condition, location of a property, market conditions within the area and the likely demand for a particular type of property.

Need2View are happy to come and visit you at your convenience in or out of office hours, weekdays or weekends by appointment and will offer you the advice that you need to make an informed decision.

We offer a range of services and so will listen to what you want and need and tailor our services to suit your requirements. Our fees are flexible and will reflect the services you choose ensuring that you receive the best value for money. We use our expertise and experience to maximise the value of your home and can also offer help and assistance in connection with an on-going purchase, whether or not that property is being purchased through ourselves.

**THINKING OF RENTING**

Letting a property is not just simply a question of finding a tenant, it is about finding the right tenant which involves making in-depth credit checks, enquiries and referencing to ensure that prospective tenants are the best that they can be.

The secret of achieving the highest level of property management is to be actively involved in and *manage* the rental property, collecting rents is not enough. Strong and proactive management with regular contact with both tenants and landlords and frequent inspections with condition reports being provided on a regular basis will help to ensure that our landlords get the best possible service.

We have a hands-on and practical style of approach and aim at all times to act on our client's behalf, in their best interests and in accordance with their instructions protecting, maintaining and enhancing our client's investment.