



New Westwood  
Westwood Nottingham



# New Westwood Westwood Nottingham NG16 5JD

for sale offers in the region of  
**£180,000**



## Property Description

Burchell Edwards are pleased to present to the market with NO ONWARD CHAIN, a three bedroom semi detached family home situated on a cul-de-sac in the popular residential location of Westwood. The property briefly comprises kitchen, lounge, conservatory, first floor family bathroom, three bedrooms, enclosed rear garden which backs onto open fields and off-road parking and integral garage. An early internal inspection is essential to fully appreciate the accommodation on offer.

## Entrance Hall

Accessed via a door to the side with a radiator, under stairs cupboard, stairs rising to the first floor and doors opening to lounge and kitchen.

## Lounge

14' 4" x 11' 11" ( 4.37m x 3.63m )  
Having double glazed windows and French doors leading to conservatory, laminate flooring and two radiators.

## Conservatory

12' 5" x 9' 6" ( 3.78m x 2.90m )  
Having French doors leading to rear garden.

## Kitchen

9' 4" x 6' 2" ( 2.84m x 1.88m )  
With a range of matching wall and base units with complimentary worksurfaces over with inset sink and drainer unit. Having an Integrated electric oven, gas hob with cooker hood over, space for further appliances, tiled flooring, radiator, double glazed window to the front and a door leading to integral garage.



## First Floor Landing

Having a storage cupboard, loft access and doors opening to:

### Bedroom One

.14' 5" x 9' 4" ( 4.39m x 2.84m )

Having a double glazed window to the front, radiator and laminate flooring.

### Bedroom Two

10' 7" x 10' 3" ( 3.23m x 3.12m )

Having a double glazed window to rear, built in storage, radiator and carpet flooring.

### Bedroom Three

11' 8" x 6' 6" ( 3.56m x 1.98m )

Having a double glazed window to rear, radiator and carpet flooring.

## Bathroom

Fitted with a three piece suite comprising of a wash hand basin, low level WC, panelled bath with shower over, tiled flooring, tiled walls, double glazed obscure window to the side and a radiator.

## Integral Garage

With up and over door, power and electricity, wall mounted boiler and plumbing for washing machine.

## Outside

### Front

To the front there is driveway offing off road parking for the property parking as well as access to the garage.

### Rear

To the rear of the property is an enclosed garden with a lawn, hedged and fenced boundaries









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Burchell Edwards on

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134 Nottingham Road Eastwood  
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EPC Rating: D

Tenure: Freehold

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