



Rutland Road
Westwood NOTTINGHAM



Rutland Road Westwood NOTTINGHAM NG16 5JQ

for sale
£270,000



Property Description

Occupying a corner plot, Burchell Edwards are pleased to present to the market this three bedroom detached bungalow in the popular location of Westwood. Rutland road is ideally located in close proximity to a wide range of local amenities including shops, schools, bus routes and major road links. In brief the internal accommodation comprises of an entrance hallway, a generous lounge, fitted kitchen leading to a conservatory over looking the rear garden, three bedrooms, wet room and bathroom. Outside, the property boasts a driveway providing off road parking to the front as well as further parking to the side offering ample off road parking. There is also access to the double garage. The rear garden is of low maintenance. The property is well maintained with double glazing and has electric heating and solar panels. Viewings are essential to appreciate this property.

Entrance Hall

Having access to the loft space, laminate flooring and an electric heater.

Lounge

26' 1" x 11' 1" (7.95m x 3.38m)

Having double glazed windows to the front and side, two electric heaters and two ceiling lights.

Kitchen Diner

24' 7" x 7' 5" (7.49m x 2.26m)

A fitted kitchen with matching wall and base units with complementary work surfaces over with an inset one and a half bowl sink and drainer unit with mixer tap over. Having space and plumbing for a dishwasher, space for a free standing fridge/freezer, electric cooker with cooker hood over, electric heater, three double glazed windows to the rear and side and a door leading into the conservatory.

Conservatory

8' 10" x 6' 10" (2.69m x 2.08m)

Having a door leading out to the side.



Bedroom One

13' 3" x 10' (4.04m x 3.05m)

Having a double glazed window to the front, electric heater, fitted wardrobes and carpet flooring.

Bedroom Two

10' 11" x 8' 5" to wardrobe (3.33m x 2.57m to wardrobe)

Having a double glazed window to the front, electric heater, fitted wardrobes and carpet flooring.

Bedroom Three

8' 10" x 7' 2" (2.69m x 2.18m)

Having a double glazed window to the rear, electric heater and carpet flooring.

Wet Room

Fitted with an electric shower, wash hand basin and W/C. Having wet room flooring, extractor fan, tiled walls and an electric heated towel rail.

Bathroom

Fitted with a bath with electric shower over, wash hand basin and W/C. Having a shaving point, extractor fan and laminate flooring.

Outside

Front

To the front, you will find a driveway offering off road parking for the property. There is also further off road parking to the side offering ample off road parking. There is also access to the double garage.

Rear

To the rear you will find a low maintenance garden which offers a patio area and a lawn.

Double Garage

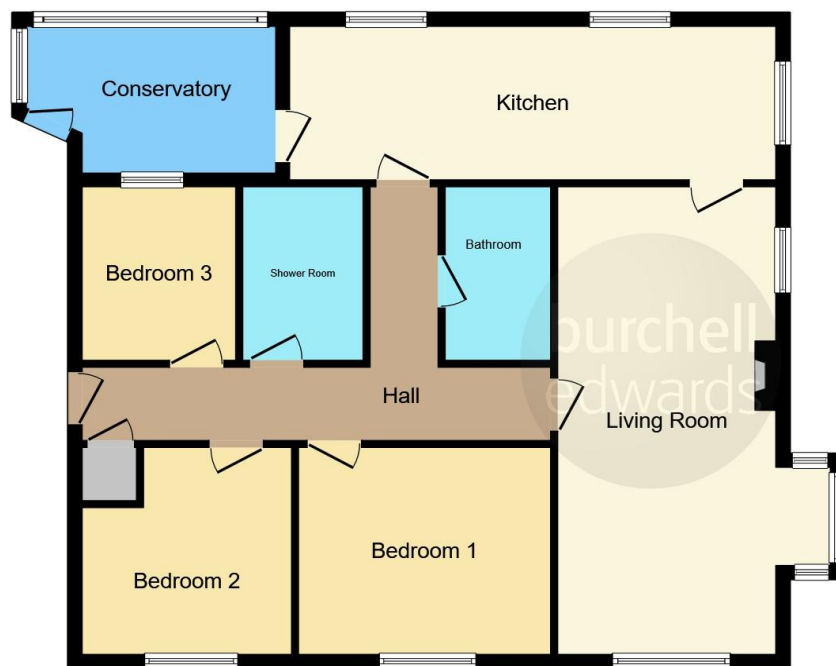
18' 5" x 18' 10" (5.61m x 5.74m)

Having an electric door and having power and lighting.

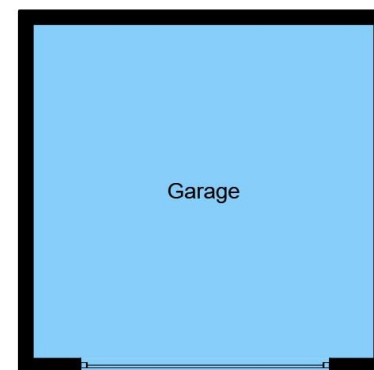








Floor Plan



Garage

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

To view this property please contact Burchell Edwards on

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EPC Rating: D Council Tax
 Band: B

Tenure: Freehold

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