



Westmorland Way  
Jacksdale NOTTINGHAM

burchell  
edwards

# Westmorland Way Jacksdale NOTTINGHAM NG16 5LY

for sale offers in excess of  
**£200,000**



## Property Description

Located on Westmorland Way in Jacksdale, this three-bedroom semi-detached home offers excellent potential for buyers seeking an investment opportunity or a family home to make their own.

The ground floor includes two well-proportioned reception rooms, a fitted kitchen with garden access, and a highly practical wet room, making the layout versatile for a range of needs. Upstairs are three bedrooms and a family bathroom, offering ample space for a growing family or future rental investment.

Externally, the property enjoys a generous rear garden with lawned and patio areas, parking for 1 vehicle, lawned space, fenced boundaries, and potential for additional off-road parking.

With its spacious layout, scope for refurbishment, and convenient village location close to amenities, this property presents an exciting project for those ready to transform it into a fantastic home.

## Entrance Hall

Accessed via the front door set to the side elevation, the entrance hall features vinyl flooring, a wall-mounted radiator, and stairs rising to the first floor.

## Lounge

A bright reception space with a double-glazed window to the front elevation, bamboo flooring, and a wall-mounted radiator. Double doors open into the second reception room.

## Reception Room

Offering flexible living use, this room includes carpet flooring, a wall-mounted radiator, and double doors leading to the rear elevation.

## Kitchen

Fitted with matching wall and base units, the kitchen includes a stainless-steel sink and drainer, electric oven, gas hob, tiled flooring, and wall-mounted radiator. Natural light is provided by double-glazed windows to the side and rear, plus a double-glazed door to the rear garden.

## Wet Room

A practical ground-floor wet room featuring wet-room flooring, walk-in shower, ceramic WC and wash hand basin, tiled splashback, wall-mounted radiator, and a double-glazed opaque window to the front.

## Landing

With cupboard housing the boiler.

## Bedroom One

A generous bedroom with double-glazed front window, carpet flooring, wall-mounted radiator, and built-in storage.

## Bedroom Two

A rear-facing double room offering a double-glazed window, carpet flooring, and wall-mounted radiator.

## Bedroom Three

With carpet flooring, wall-mounted radiator, and double-glazed window to the front.

## Bathroom

Includes a ceramic WC and wash hand basin, bath, tiled floor and splashbacks, and a double-glazed opaque window to the side.

## Externals

Front Elevation

Features concrete steps to the entrance, lawned area, low brick wall, fenced boundaries, and gated access to the rear. A concrete slope with railings leads to the side-positioned front door. Parking for one vehicle and potential for additional parking.

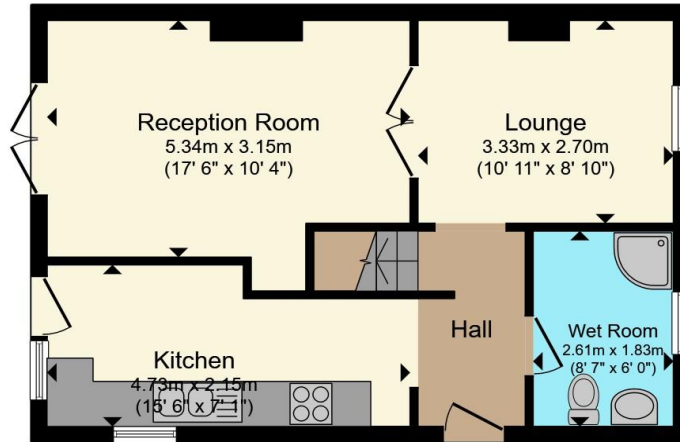
Rear Elevation

A generous garden mainly laid to lawn, with concrete and stone patio areas, raised flower bed, concrete steps to the lawn, and fenced boundaries.

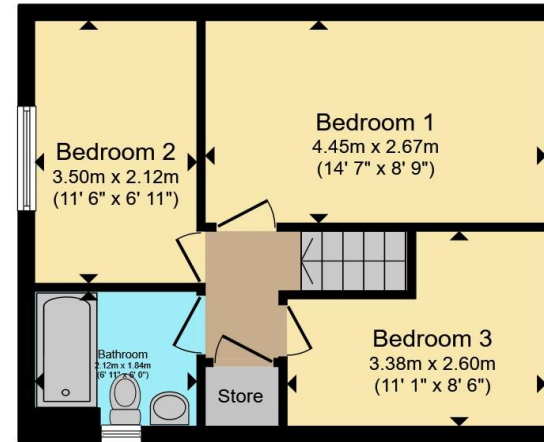








**Ground Floor**



**First Floor**

Total floor area 80.1 m<sup>2</sup> (862 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)



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**T 01773 715454**  
**E [eastwood@burchelledwards.co.uk](mailto:eastwood@burchelledwards.co.uk)**

134 Nottingham Road Eastwood  
NOTTINGHAM NG16 3GD

EPC Rating: C Council Tax  
Band: B

Tenure: Freehold

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