New Westwood
Westwood Nottingham

burchell edwards

New Westwood
Westwood Nottingham NG16 5JD

for sale offers in the region of
£210,000

Property Description

Situated in the popular village of Westwood and enjoying a delightful rural aspect to the rear, this well-presented four-bedroom detached home offers spacious and versatile accommodation, ideal for modern family living.

The ground floor comprises a welcoming entrance hall, a bright and comfortable lounge, a well-appointed kitchen, a useful downstairs WC, and a conservatory overlooking the rear garden, providing an excellent additional reception space for relaxing or entertaining.

A former garage has been professionally converted to create a versatile fourth bedroom, which could equally serve as a home office, playroom, or snug, depending on individual requirements.

To the first floor are three further well-proportioned bedrooms and the family bathroom.

Externally, the property benefits from a generous rear garden backing onto open countryside, offering attractive rural views and a high degree of privacy. To the front, there is off-road parking for multiple vehicles.

Well maintained throughout and located within easy reach of local amenities, schools, and transport links, this fantastic family home must be viewed to be fully appreciated.

Entrance Hall

Composite entrance door, laminate flooring, doors to the lounge and kitchen, and stairs rising to the first floor.

Living Room

Laminate flooring, wall mounted radiator, feature fireplace, understairs storage, double glazed windows overlooking the conservatory and sliding doors leading through to the conservatory.

Kitchen

Fitted with matching wall and base units, gas hob, electric oven, cooker hood, inset sink and drainer, tiled splashbacks and space for a washing machine and fridge freezer. Tiled flooring and double glazed window to the front elevation.

Wc

Fitted with a low-level WC and wash hand basin. Laminate flooring, heated towel rail and double glazed window to the front elevation.

Bedroom Two (ground Floor)

Versatile double bedroom with laminate flooring, wall mounted radiator and double glazed windows to the front and rear elevations.

Conservatory

Laminate flooring, windows to the side and rear elevations, and double doors opening onto the rear garden.

Landing

Carpeted landing with access to the loft space.

Bedroom One

Carpet flooring, wall mounted radiator and double glazed window to the front elevation.

Bedroom Three

Carpet flooring, wall mounted radiator and double glazed window to the rear elevation.

Bedroom Four

Carpet flooring, wall mounted radiator and double glazed window to the rear elevation.

Bathroom

Fitted with a bath with shower over, wash hand basin set within a vanity unit and WC. Laminate flooring, tiled splashbacks, wall mounted radiator and opaque double glazed window to the front elevation.

Externals

Front: Driveway providing off-road parking, pebbled frontage and gated side access to the rear garden.

Rear: Enclosed garden comprising a patio seating area, lawn, mature trees, fenced boundaries and a garden shed.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Shit's
ABOUT
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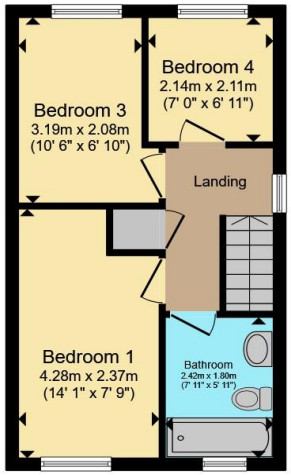
Ground Floor



First Floor

Total floor area 89.1 m² (959 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

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To view this property please contact Burchell Edwards on

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134 Nottingham Road Eastwood
NOTTINGHAM NG16 3GD

EPC Rating: D

Council Tax
Band: B

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/EWD207697

The Property Ombudsman

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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