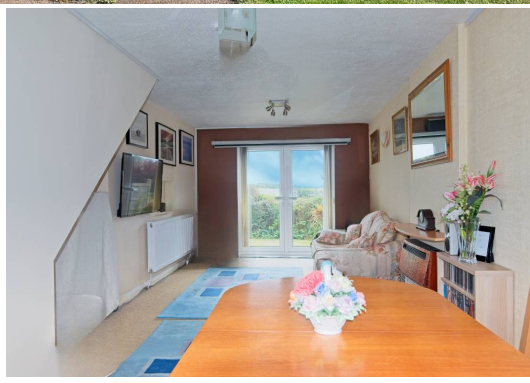


**49 Rutland Road, Westwood
Nottingham NG16 5JQ**

£210,000



- **3 Bedrooms**
- **Sunny garden with decking**
- **Driveway parking - up to 4 cars**
- **Garage/Workshop/Storage**
- **Fantastic views**
- **Peaceful location**
- **Excellent local amenities**
- **Easy car access to larger towns**
- **Good schools nearby**

**Prompt viewing is recommended.
Contact the seller direct:**

Tel: 07356 273 300

email: ng165jq@gmail.com

49 Rutland Road, Westwood
Nottingham NG16 5JQ

£210,000

This is a great opportunity to buy a well maintained 3-bedroom house in a quiet, peaceful semi-rural location, within walking distance of a good range of local shops and amenities, at an affordable price.

Located in the quiet Dale Farm Estate, Westwood. The house is within easy walking distance of the desirable village of “Jacksdale” with its good range of amenities, Doctor, Dentist, Butcher, Post Office, Pubs, Supermarket, Church, Takeaways, etc there is even an acupuncturist!

Also within easy walking distance are good schools, recreation grounds with swings slides, skate board ramps, nature reserves, canal walks and reservoirs (including fishing). It only takes about 5 minutes to drive to the M1, Chesterfield, Mansfield, Nottingham, Derby, Matlock can all be reached in under 30 minutes.



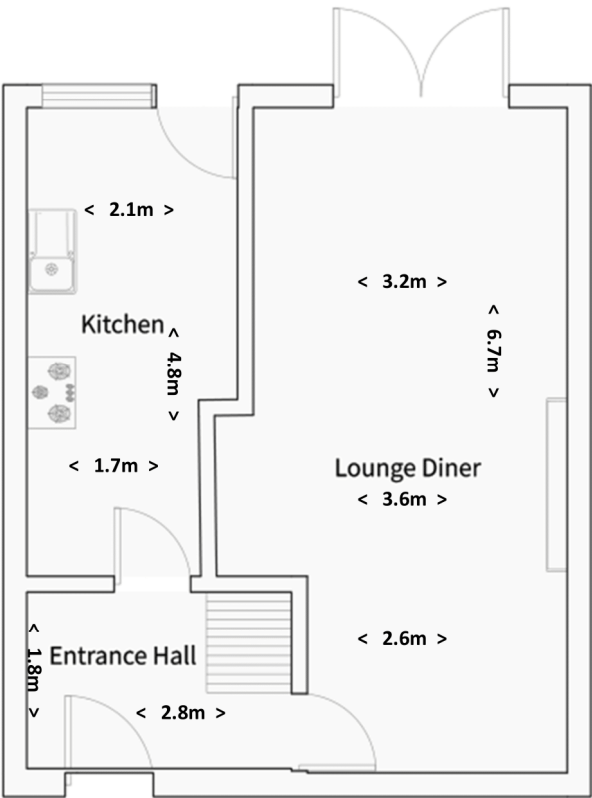
49 Rutland Road - NG16 5JQ (73 m2)

Approximate floor areas 73 square metre. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only

Rear of house faces 170 south

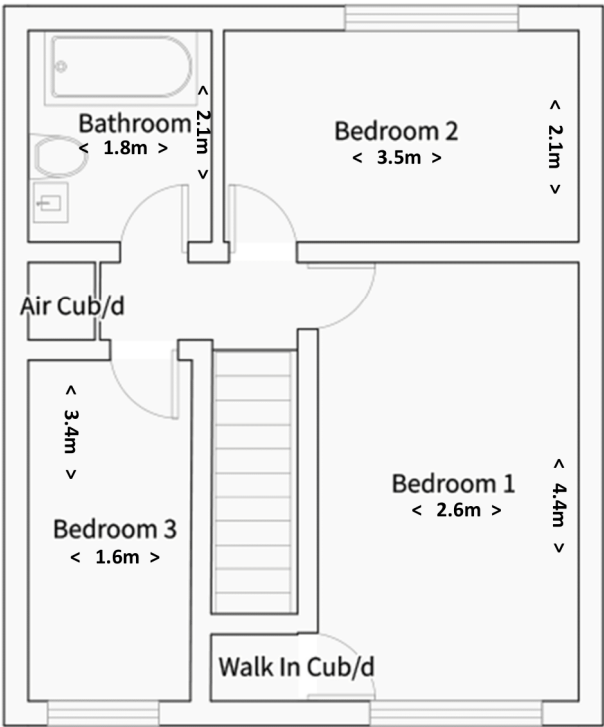


REAR of HOUSE



Ground Floor - Downstairs

FRONT of HOUSE



First Floor - Upstairs

Entrance Hall

2.76m x 1.8m (9' x 6') approx. UPVC double glazed entrance door, radiator, telephone points (BT and Virgin Media), stairs to first floor. Carpet and underlay flooring.

Dining Lounge

6.7m x 3.18m (22' x 10' 6") approx. UPVC double glazed window to the front, large radiator, gas fire, and French doors to outside decking and garden. Virgin Media access point. Carpet and underlay flooring.

Kitchen

4.76m x 2.1m (15' 7" x 6' 11") approx. A range of wall & base units with worksurfaces incorporating inset sink & drainer unit. Plumbing for washing machine. Freestanding Gas Cooker. Electric cooker point (currently isolated). Modern, wall mounted, weather compensating, Valliant gas boiler serving radiators and domestic hot water. Large radiator. Humidistat Extractor Fan. Vinyl tile flooring. UPVC double glazed windows to the side and rear. UPVC double glazed door to decking and garden. Rural Views to rear.

First Floor Landing

Built in airing (storage) cupboard and hot water cylinder, access to attic/loft, doors to all bedrooms and bathroom. Carpet and underlay flooring.

Attic/Loft

Part boarded and shelved. Requires ladder access.

Bedroom 1 (Front)

4.37m x 2.57m (14' 4" x 8' 5") approx. UPVC double glazed window to the front, fitted cupboards and wardrobes. Double radiator. Walk-in storage cupboard. Wood flooring

Bedroom 2 (Rear)

3.53m x 2.13m (11' 6" x 7') approx. UPVC double glazed window to the rear and radiator. Virgin Media access point. Carpet and underlay flooring.

Bedroom 3 (Front)

3.39m x 1.6m (11' 2" x 5' 3") approx. UPVC double glazed window to the front. Access to large integral cupboard over the stairs. Carpet and underlay flooring.

Bathroom

2.14m x 1.77m (7' x 5' 11") approx. Pink 3-piece suite, comprising panel bath with electric shower, rail and curtain. Pedal wash basin and low-level flush WC. Splash tiling and mirror tiles. Single radiator. Humidistat Extractor Fan. Obscured uPVC double glazed window to the side, Carpet and underlay flooring.

Outside

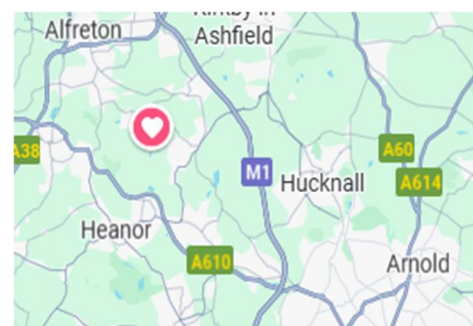
The front of the property features a lawn with flower bed edging and adjacent concrete driveway (up to 4 car capacity) leading to the rear garden, decking and garage. To the rear of the property is mainly lawn; together with a decking over concrete, patio seating area and garage enclosed by timber fencing, flower beds and shrubs. The rear garden south.

Garage/Workshop/Storage

5.64m x 2.64m (18' 6" x 8' 8") approx. Up and over door. Concrete build with free standing wooden shelving to the rear. Electric power point and lighting. External temperature sensor for the weather compensating central heating system.

49 Rutland Road, Westwood
Nottingham NG16 5JQ

£210,000



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Viewings by arrangement. 7days a week. 08:00 to o 20:00

Call the seller, Ian, direct to arrange

Tel: 07356 273 300
email: ng165jq@gmail.com