

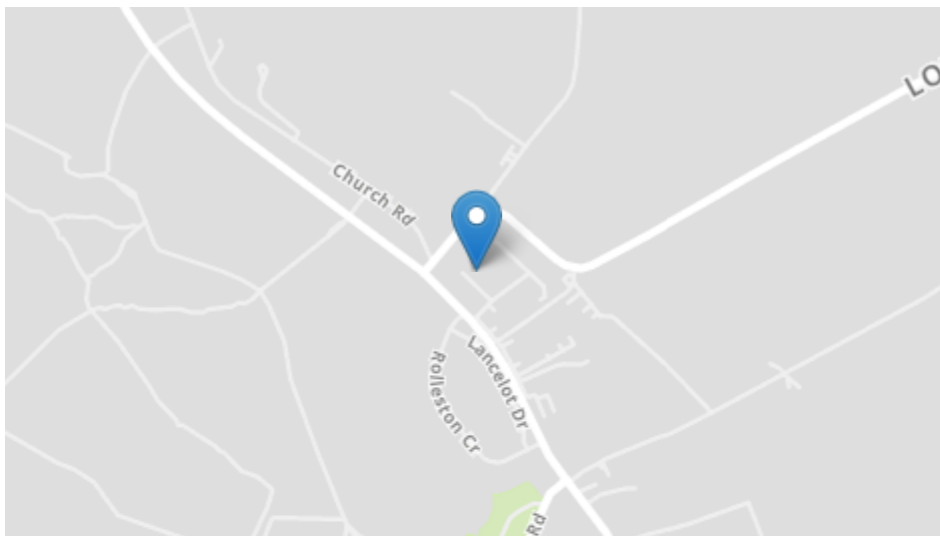
Ivy Close, Watnall, NG16 1JD

£280,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	60	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	



- Detached Bungalow
- 3 Bedrooms
- Shower Room
- Conservatory
- Driveway & Garage
- Short Drive To Kimberley Town Centre
- Sought After Cul De Sac Location
- No Upward Chain

Our Seller says....

want to view?  
 Call us on 0115 938 5577  
 Our lines are open 8am - 8pm  
 7 Days a week  
 or email  
 mail@watsons-residential.co.uk  
 Ref - 25803765

Important note to buyers: As the selling agents for the property described in this brochure we have taken all reasonable steps to ensure our property particulars are fair, accurate, reliable and reproduced in good faith however they do not form part of any offer or contract and do not constitute representations of fact. If you become aware that any information provided to you is inaccurate please contact our office as soon as possible so we can make the necessary amendments. All measurements are provided as a general guide and floor plans are for illustration purposes only. Appliances, equipment and services in the property have not been tested by us and we recommend all prospective buyers instruct their own service reports or surveys prior to exchanging contracts.



40 Main Street, Kimberley, NG16 2LY  
 www.watsons-residential.co.uk

0115 938 5577  
 8am-8pm - 7days



\*\*\* DOWNSIZE WITHOUT COMPROMISE \*\*\* Located on a sought after road in Watnall, this 3 bedroom bungalow is beautifully presented throughout and ready to move into. The accommodation comprises in brief, entrance hall, fitted kitchen, lounge, conservatory overlooking the rear garden, three bedrooms and shower room. To the outside, the garden is predominantly lawned with a patio area and is enclosed by timber fencing. To the front of the property a block paved driveway provides off road parking & leads to a single garage with up and over door. Ivy Close is a pleasant cul-de-sac just off Chaworth Avenue, and is just a short drive from Kimberley Town Centre, which offers a wide range of shops, cafes, pubs and restaurants. Nearby road & transport links include the A610 which leads to Junction 26 of the M1, as well as Trent Barton bus services, which run regularly through Kimberley and include routes to Eastwood & Nottingham City Centre, also for our 4 legged friends, a number of rural walks and countryside trails are on your doorstep.

#### Entrance Hall

UPVC double glazed door to the side, storage cupboard and doors to the lounge, dining kitchen, all bedrooms and shower room.

#### Lounge

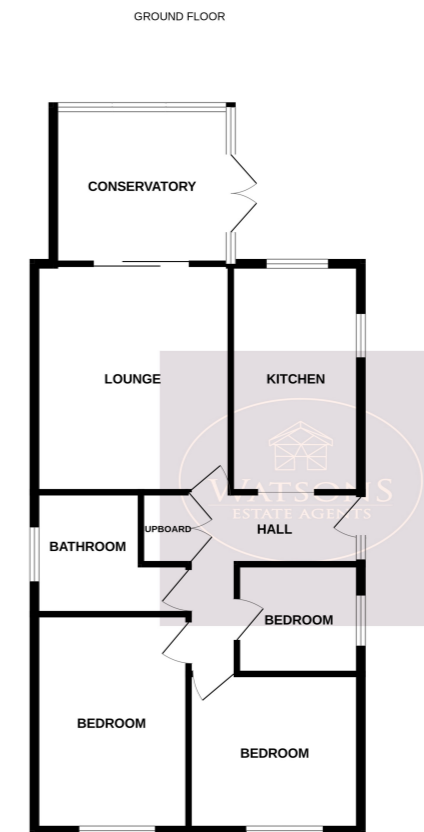
4.23m x 3.64m (13' 11" x 11' 11") Radiator, ceiling spotlights and sliding patio doors leading to the conservatory.

#### Dining Kitchen

4.24m x 2.39m (13' 11" x 7' 10") A range of matching wall & base units, work surfaces incorporating an inset stainless steel sink & drainer unit. Integrated electric oven & gas hob with extractor over. Plumbing for washing machine, ceiling spotlights and uPVC double glazed windows to the rear & side.

#### Conservatory

3.28m x 2.86m (10' 9" x 9' 5") Brick & uPVC double glazed construction, radiator and French doors leading to the rear garden.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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#### Bedroom 1

4.0m x 2.87m (13' 1" x 9' 5") UPVC double glazed window to the front, ceiling spotlights and radiator.

#### Bedroom 2

3.19m x 2.87m (10' 6" x 9' 5") UPVC double glazed window to the front and radiator.

#### Bedroom 3

2.34m x 2.03m (7' 8" x 6' 8") UPVC double glazed window to the side and radiator.

#### Shower Room

3 piece suite in white comprising WC, wall mounted sink and shower cubicle. Ceiling spotlights, radiator and obscured uPVC double glazed window to the side.

#### Outside

To the front of the property is turfed lawn with flower bed borders. A tarmac driveway provides off road parking and leads to the detached garage with up & over door and power. The garage also has uPVC double glazed windows to the side & rear and door to the side. The rear garden offers a good level of privacy and comprises a paved patio, turfed lawn, flower bed borders with a range of plants & shrubs and is enclosed by timber fencing to the perimeter with gated access to the side.