

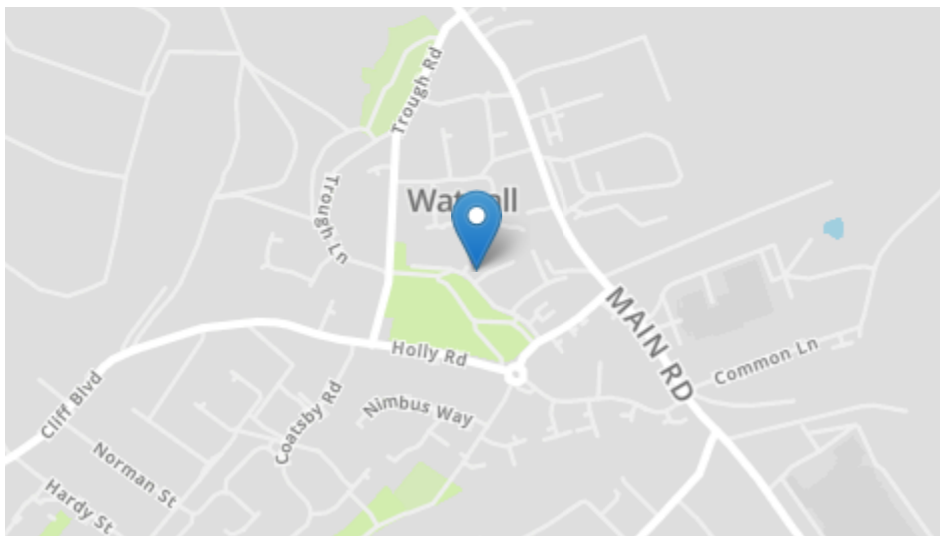
Deeley Close, Watnall, NG16 1FY

Guide Price £350,000



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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>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
		76	84
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	



- Detached Family Home
- 6 Bedrooms
- 2 Receptions Rooms
- Downstairs WC
- 2 En Suites & Family Bathroom
- Driveway & Garage
- Popular Residential Location
- Favoured School Catchments

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 - 26731997

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

0115 938 5577  
 8am-8pm - 7days



\*\*\* GUIDE PRICE £350,000 - £375,000 \*\*\* \*\* ROOM FOR THE WHOLE FAMILY! \*\* With 6 good sized bedrooms, the kids won't be left sharing a room at this modern 3 storey home in Watnall. The location provides easy access to school and amenities making this an excellent choice for a long term family home. The accommodation comprises in brief; entrance hall, WC, lounge, dining room and kitchen. On the first floor, the landing leads to the family bathroom and three double bedrooms, one of which benefits from an en suite shower room. Three further bedrooms can be found on the second floor with one having a spacious en suite bathroom. Externally the property features a driveway along with front garden, integral garage and private rear garden perfect for the family to enjoy during the summer months. Deeley Close is located in a sought after residential area popular with families and is less than a mile from the shops and amenities of Kimberley Town Centre. Nearby schools include Hollywell Primary & The Kimberley School and for buyers needing to commute, the A610 is just a short drive away. This property is one not to be missed - call our team today to arrange your viewing!

#### Ground Floor

##### Entrance

Entrance door, stairs to the first floor, radiator and doors to the lounge, dining room, kitchen, WC and garage store.

##### WC

WC, pedestal sink unit, radiator and obscured uPVC double glazed window to the side.

##### Lounge

4.32m x 3.35m (14' 2" x 11' 0") French doors to the rear garden and radiator.

##### Dining Room

3.0m x 2.59m (9' 10" x 8' 6") UPVC double glazed window to the front and radiator.

##### Kitchen

3.39m x 2.78m (11' 1" x 9' 1") A range of matching wall & base units, work surfaces incorporating a one & a half bowl stainless steel sink & drainer unit. Integrated appliances to include: electric oven, gas hob with extractor over, fridge freezer and dishwasher. Plumbing for washing machine, tiled flooring, uPVC double glazed window to the rear and external door to the side.

#### First Floor

##### Landing

UPVC double glazed window to the side, stairs to the second floor, airing cupboard housing the hot water tank and doors to bedrooms 1, 2, 3 and family bathroom.

##### Bedroom 1

4.45m x 3.36m (14' 7" x 11' 0") UPVC double glazed window to the rear, radiator and door to the en suite.

##### En Suite

WC, pedestal sink unit, shower cubicle. Radiator, obscured uPVC double glazed window to the rear and extractor fan.

##### Bedroom 2

4.0m x 3.4m (13' 1" x 11' 2") UPVC double glazed window to the front and radiator.



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 3

2.97m x 2.92m (9' 9" x 9' 7") UPVC double glazed window to the front and radiator.

##### Bathroom

3 piece suite in white comprising WC, pedestal sink unit and bath with electric shower over. Radiator, obscured uPVC double glazed window to the side and extractor fan.

#### Second Floor

##### Landing

Access to the attic, radiator and doors to bedrooms 4, 5 and 6.

##### Bedroom 4

3.95m x 3.65m (13' 0" x 12' 0") UPVC double glazed window to the front, radiator, ceiling spotlights and door to the en suite.

##### En Suite

WC, vanity sink unit, corner bath and shower cubicle with rainfall effect shower. Ceiling spotlights, extractor fan and chrome heated towel rail.

##### Bedroom 5

2.93m x 2.84m (9' 7" x 9' 4") Skylight and radiator.

##### Bedroom 6

3.0m x 2.83m (9' 10" x 9' 3") Skylight and radiator.

##### Outside

The rear garden is mainly lawned with patio areas and timber decking sections. The garden is enclosed by timber fencing with gated access to the side. To the front of the property is a small lawn and tarmac driveway providing off road parking and leads to the integral garage which has been sectioned to provide two storage spaces.