

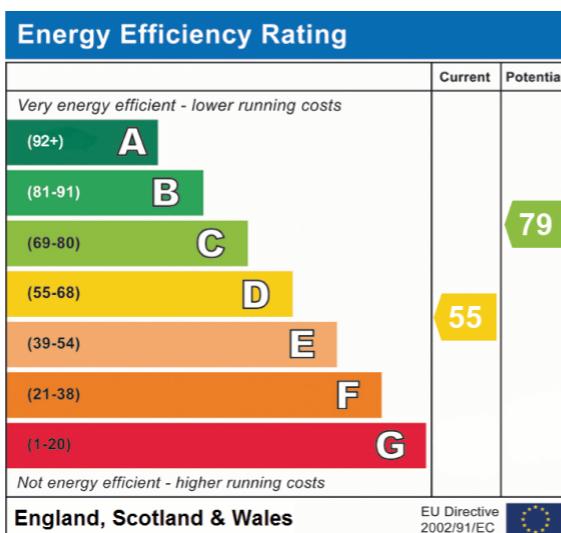
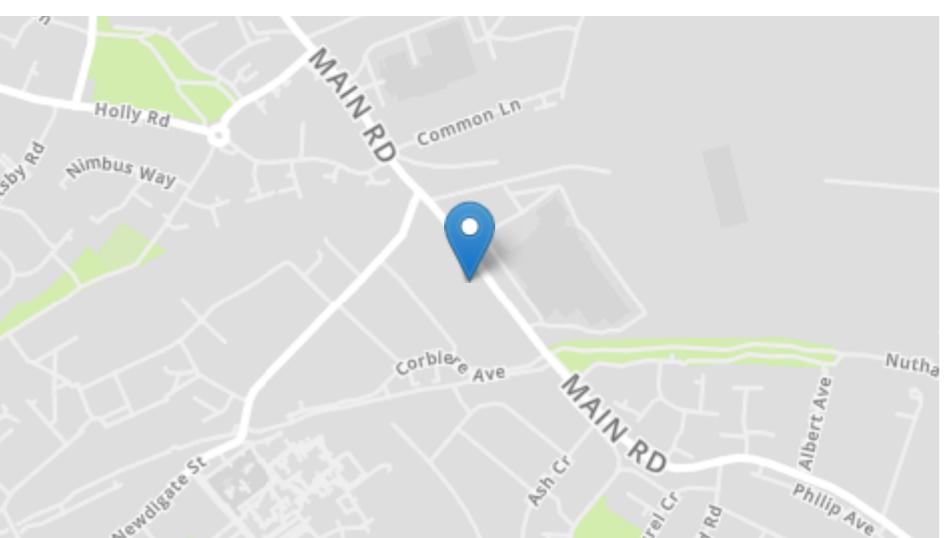
Main Road, Watnall, NG16 1HF

Offers Over £280,000



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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](mailto:mail@watsons-residential.co.uk)

Ref - 29645437

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](http://www.watsons-residential.co.uk)

0115 938 5577

8am-8pm - 7days

- Extended Semi Detached Family Home
- Modern Fitted Kitchen
- 3 Bedrooms
- Utility Room
- South West Facing Rear Garden
- Ample Off Road Parking
- Short Drive To Kimberley Town Centre
- Excellent Road & Public Transport Links
- Fully Renovated Throughout

Our Seller says....





\*\*\* 'TURN-KEY' HOME IN WATNALL \*\*\* An extended and fully refurbished three bedroom semi-detached property located in the sought after Watnall. There is much more than meets the eye here, with two reception rooms, a utility, a stylish dining kitchen, and a private south-west facing rear garden. Briefly comprising; porch, entrance hallway, lounge, reception room, dining kitchen, utility. To the first floor, three bedrooms and bathroom. Outside, to the front is a driveway providing ample off road parking, and to the rear is a good sized and private south-west facing garden, perfect for summer entertaining. Watnall offers excellent transport and commuter links with Nottingham within easy reach, there are favoured schools close by, along with the surrounding town of Kimberley for a range of shops and amenities. Contact Watsons to arrange a viewing.

## Ground Floor

### Entrance Porch

UPVC double glazed entrance door and door to entrance hall.

### Entrance Hall

Stairs to first floor, under stairs storage incorporating utility meters, uPVC double glazed window to the side, radiator and wood effect laminate flooring. Door to the lounge diner.

### Lounge Diner

6.87m x 3.32m (22' 6" x 10' 11") UPVC double glazed bay window to the front, wood effect laminate flooring radiator. Open to the dining kitchen.

### Dining Kitchen

5.15m x 3.17m (16' 11" x 10' 5") A range of matching wall & base units, wooden work surfaces incorporating an inset sink & drainer unit. Space for Range style cooker with extractor over. Tiled flooring, vertical radiator. UPVC double glazed window and French doors to the rear, open to the utility room.

### Utility Room

2.63m x 2.15m (8' 8" x 7' 1") A range of matching wall & base units, wall mounted combination boiler, plumbing for washing machine & dishwasher, integrated fridge freezer. Tiled flooring, obscured uPVC double glazed window to the side, radiator.

## First Floor

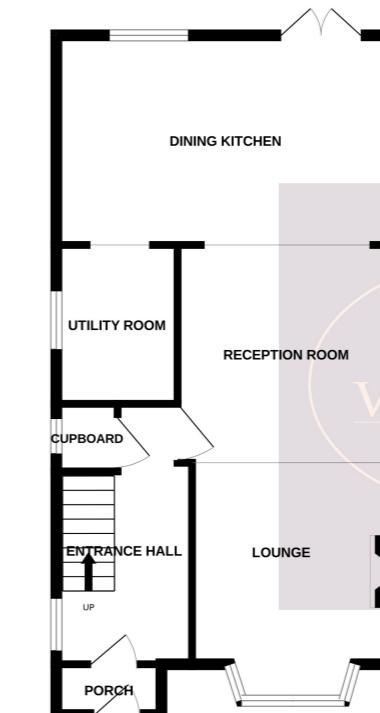
### Landing

Obscured uPVC double glazed window to the side. Doors to all bedrooms and bathroom.

### Bedroom 1

3.47m x 3.36m (11' 5" x 11' 0") UPVC double glazed window to the front and radiator.

GROUND FLOOR



1ST FLOOR



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 shall not 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.  
Made with Metropix 02020

### Bedroom 2

3.35m x 3.31m (11' 0" x 10' 8") UPVC double glazed window to the rear, radiator and access to attic (fully boarded with drop down ladder, 2 velux windows and light)

### Bedroom 3

2.36m x 1.84m (7' 9" x 6' 0") UPVC double glazed window to the front, radiator.

### Bathroom

3 piece suite comprising WC, sink and bath with shower over. Chrome heated towel rail, ceiling spotlights and obscured uPVC double glazed window to the rear.

### Outside

Access to the front is shared with the property to the left hand side. The shared driveway gives access to the block paved frontage which provides parking for several cars enclosed by a wall to the front and timber fencing to the side. The private South West facing rear garden has a low maintenance paved patio, turfed lawn and timber built shed. The garden is enclosed by timber fencing to the perimeter with side gated access.

### Agents Note

The seller has provided the following information: the boiler is located in the utility room and is 10 months old. The next service is due March 2026.