

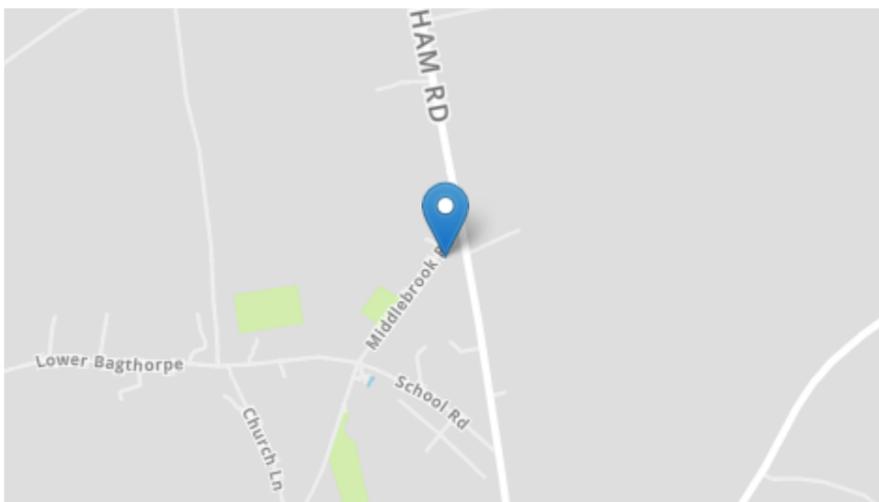
Middlebrook Road, Bagthorpe, NG16 5HA

£325,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		94
(81-91)	B	84	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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 - 30077559

Our Seller says....

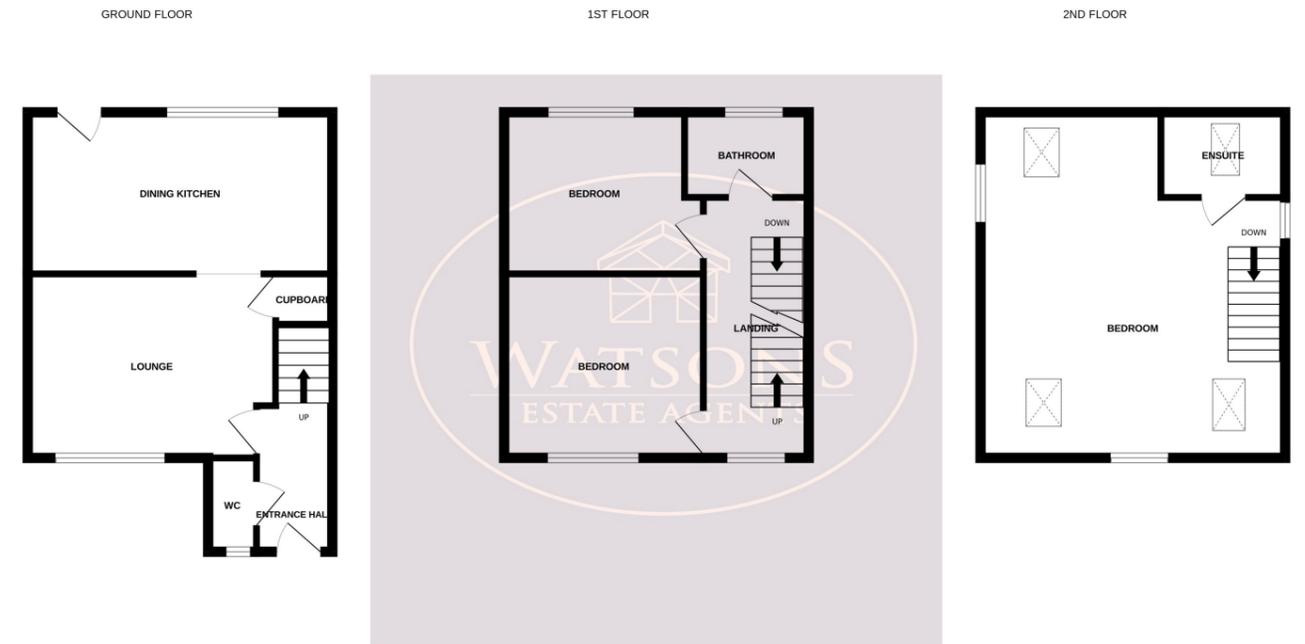
- Three Storey Detached Home
- 3 Good Sized Bedrooms
- Lounge
- Modern Fitted Dining Kitchen
- Downstairs WC, En Suite & Family Bathroom
- Driveway
- Enclosed Rear Garden
- Easy Access to Amenities, Schools & the M1 Motorway
- Beautifully Presented Throughout

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

0115 938 5577
 8am-8pm - 7days

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.





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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*** MAGNIFICENT MIDDLEBROOK! *** This modern three storey detached home offers spacious and stylish accommodation throughout, making it an ideal purchase for families looking for a property ready to move straight into. Located in the highly desirable hamlet of Bagthorpe, the property benefits from easy access to local amenities, well regarded schools and excellent road links including the M1, as well as nearby countryside walks. The accommodation comprises an entrance hallway with access to a convenient downstairs WC, leading through to a comfortable lounge which opens into a modern fitted dining kitchen, creating a fantastic space for both everyday living and entertaining. The kitchen is fitted with a range of contemporary units, solid work surfaces and integrated appliances, with doors opening onto the rear garden. To the first floor there are two good sized bedrooms and a modern family bathroom fitted with a three piece suite, while the second floor is dedicated to an impressive primary bedroom suite, offering a generous double bedroom with open views and the added benefit of its own ensuite bathroom. Externally, the property benefits from a driveway to the front providing off road parking, while to the rear there is an enclosed garden featuring a patio seating area, lawn and timber shed, creating a private and practical outdoor space ideal for families. Beautifully presented throughout and positioned in one of the most sought after locations in the area, this fantastic home offers space, comfort and convenience in equal measure. Contact our team today to arrange your viewing.

Ground Floor

Entrance Hall

Composite door to the front, tiled floor with underfloor heating, doors to the lounge and wc, stairs to the first floor.

Lounge

4.39m x 3.2m (14' 5" x 10' 6") UPVC double glazed window to the front, built in storage cupboard, tiled floor with underfloor heating. Open to the dining kitchen.

Breakfast Kitchen

5.31m x 2.82m (17' 5" x 9' 3") A range of matching wall and base units with solid wooden worksurfaces incorporating an inset 1.5 bowl sink & drainer unit. Integrated appliances including waist height microwave and electric oven, induction hob with extractor over. Tiled flooring with underfloor heating, ceiling spotlights, plumbing for washing machine and space for tumble dryer & fridge freezer. UPVC double glazed window and door to the rear.

WC

WC, vanity sink unit, tiled floor with underfloor heating, wall mounted combination boiler and obscured uPVC double glazed window to the front.

First Floor

Landing

UPVC double glazed window to the front, radiator, stairs to the second floor and doors to the bathroom, bedrooms 2 & 3.

Bedroom 2

4.06m x 3.2m (13' 4" x 10' 6") UPVC double glazed window to the rear and radiator.

Bedroom 3

UPVC double glazed window to the front and radiator.

Bathroom

White 3 piece suite comprising concealed cistern wc, vanity sink unit and panelled bath with mains fed shower over. Chrome heated towel rail, extractor fan, partly tiled walls and obscured uPVC double glazed window to the rear.

Second Floor

Bedroom 1

6.22m x 5.31m (20' 5" x 17' 5") 3 uPVC double glazed windows with open views to the front and sides. 3 Velux windows, ceiling spotlights and radiator. Access to the attic and door to the en suite.

En Suite

White 3 piece suite comprising concealed cistern wc, vanity sink unit and panelled bath with mains fed shower over. Chrome heating towel rail, ceiling spotlights and Velux window.

Outside

To the front of the property is a brick paved driveway with double wrought iron gates leading alongside and steps leading to the front door. The rear garden is enclosed by timber fencing to the perimeter with gated access to the side and comprises paved patio area, with steps leading to a turfed lawn and timber shed.

*** AGENT NOTE ***

AGENT NOTE: The seller has provided us with the following information; the gas boiler is located in the ground floor wc and is four years old.