

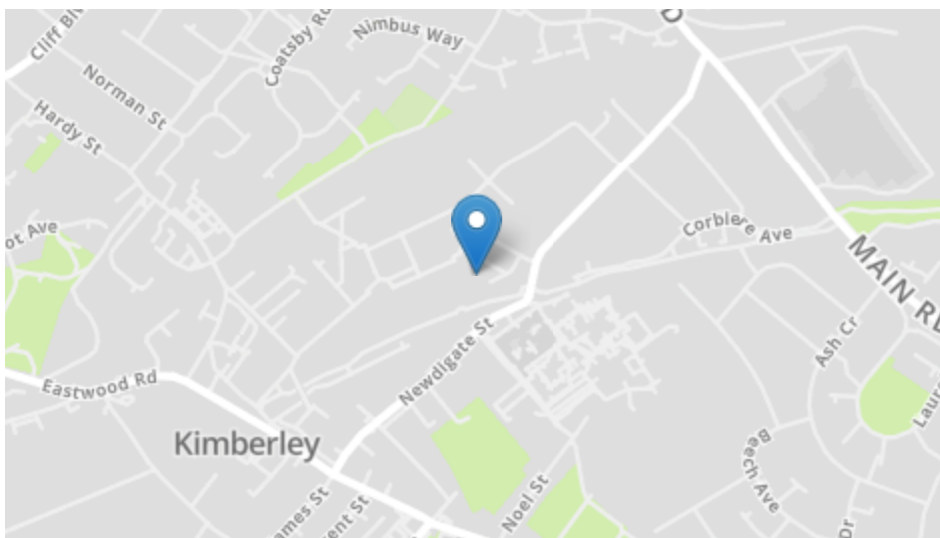
Woodland Close, Watnall, NG16 1LJ

Offers Over £190,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<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			
		78	88
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	



- 3 Storey End Town House
- 4 Bedrooms
- Downstairs WC
- En Suite & Family Bathroom
- 2 Allocated Parking Spaces
- West Facing Rear Garden
- Walking Distance To Kimberley Town Centre
- No Upward Chain
- Fully Furnished

Our Seller says....  
 "This has been a great home for eighteen years. I hope the new owners will be as happy with #21 for equally as long!"

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 - 28151106

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



**\*\*\*THREE STOREY DELIGHT\*\*\*** Located within walking distance to Kimberley town centre, a spacious four bedroom, three storey town house in a small development of just a handful of properties, brought to the market with NO UPWARD CHAIN and FULLY FURNISHED. Benefiting from two parking spaces, a west facing rear garden, and two bathrooms including en-suite to primary room, the property is the perfect home for first time buyers, investors and young families alike. Briefly comprising; entrance hallway, downstairs wc, breakfast kitchen, lounge/diner. To the first floor, three bedrooms and family bathroom, and to the second floor, primary bedroom and en-suite. Outside, two parking spaces to the front, and a private west facing garden to the rear. Located in the sought after area of Watnall, the property lies within walking distance to Kimberley town centre with an array of shops and amenities including cafe's, a supermarket and regular bus routes to the city. Contact Watsons today to arrange your viewing.

## Ground Floor

### Entrance Hall

Stairs to the first floor, under stairs storage, radiator and doors to the WC, lounge diner and breakfast kitchen.

### WC

Obscured uPVC double glazed window to the front, WC, pedestal sink unit and radiator.

### Lounge Diner

4.96m x 4.16m (16' 3" x 13' 8") UPVC double glazed window to the front, radiator, door to the storage cupboard and sliding patio doors to the rear garden.

### Breakfast Kitchen

4.38m x 2.89m (14' 4" x 9' 6") A range of matching wall & base units, work surfaces incorporating an inset sink & drainer unit. Integrated appliances to include waist height electric oven & gas hob with extractor over. Plumbed washing machine/dryer, radiator, vinyl flooring and uPVC double glazed window to the front.

## First Floor

### Landing

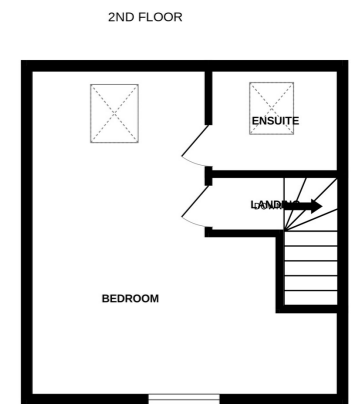
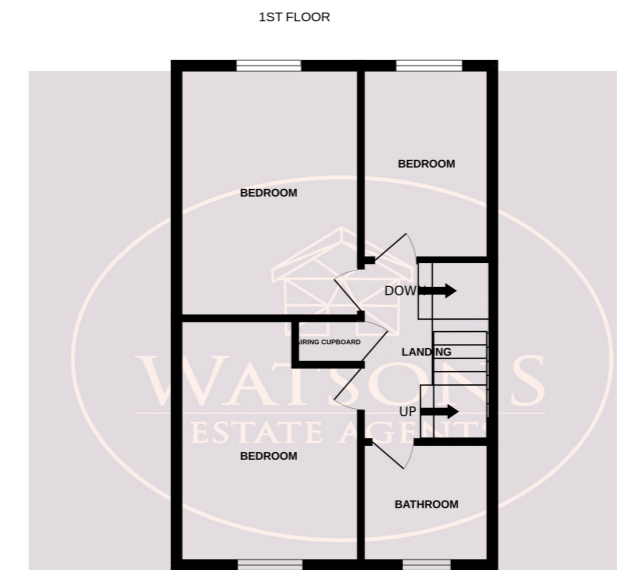
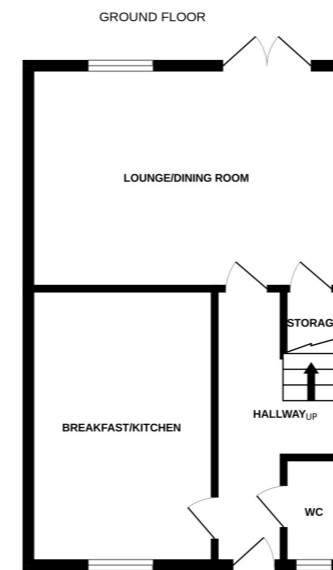
Doors to bedrooms 2, 3 & 4 and family bathroom. UPVC double glazed window to the side and airing cupboard housing the hot water tank. Stairs to the second floor.

### Bedroom 2

4.07m x 2.96m (13' 4" x 9' 9") UPVC double glazed window to the rear and radiator.

### Bedroom 3

3.93m x 2.89m (12' 11" x 9' 6") 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 4

3.2m x 2.05m (10' 6" x 6' 9") UPVC double glazed window to the rear and radiator.

### Bathroom

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

## Second Floor

### Landing

Door to the primary bedroom.

### Primary Bedroom

5.61m x 4.96m max (18' 5" x 16' 3") UPVC double glazed window to then front, velux window, radiator and access to the attic. Door to the en suite.

### En Suite

3 piece suite in white comprising WC, pedestal sink unit and shower cubicle. Radiator and velux window.

### Outside

To the front of the property are 2 allocated parking spaces. The West facing rear garden offers a good level of privacy and comprises a paved patio, gravel beds, timber built shed and is enclosed by timber fencing to the perimeter with gated access to the side.