

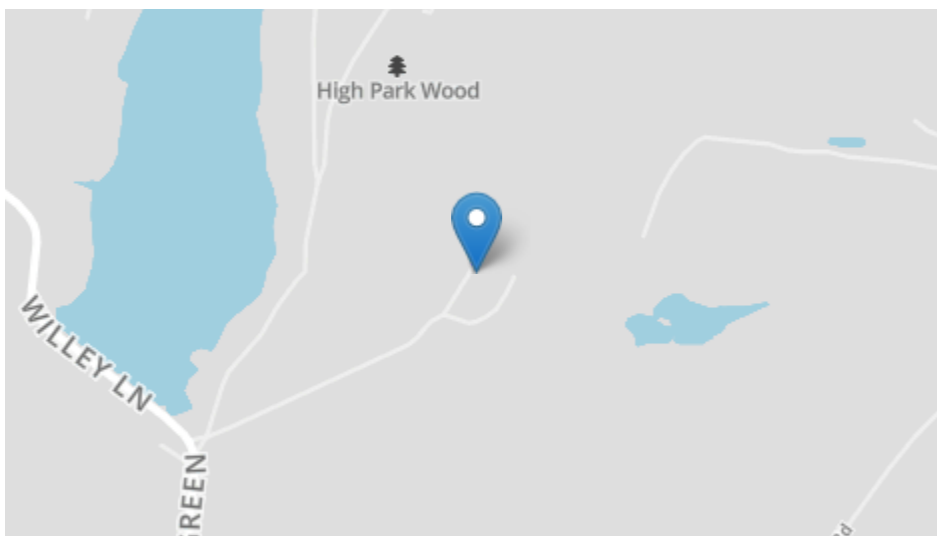
High Park Cottages, Moorgreen, NG16 3QZ

£240,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D		
(39-54)	E	45	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



- Mid Terrace Cottage
- 3 Bedrooms
- Modern Open Plan Dining Kitchen
- Conservatory
- Downstairs Bathroom
- Private Rear Garden
- Off Road Parking
- Short Drive To Eastwood Town Centre
- Rural Location with Open Views

Our Seller says....

The local woodland brings an abundance of wildlife, deer walk past the house and we get woodpeckers and hedgehogs in the garden. Direct access into the woods for endless walks and cycle/mountain bike trails. Marvellous neighbours who are always happy to lend a cup of sugar.

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 - 27509882

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



*** GET BACK TO NATURE WITH THIS WOODLAND WONDERLAND *** Nestling in beautiful countryside and woodland this charming 3 bedroom cottage is perfect for those looking for a secluded place to live with woodland walks right on your doorstep! The cottage boasts generous living accommodation and briefly comprises; fitted kitchen/dining room, living room, conservatory, modern refitted bathroom, 3 bedrooms and to the outside a large, established garden to the rear and private parking to the front of the cottage. Rarely do properties like this come up for sale so we expect a high demand for this wonderful cottage, so call us today to book viewing or risk missing out!

Ground Floor

Entrance Hall

Door to the dining kitchen and bathroom.

Dining Kitchen

4.99m x 3.07m (16' 4" x 10' 1") A range of matching wall & base units, work surfaces incorporating an inset ceramic sink & drainer unit. Integrated waist height electric oven & induction hob with extractor over. Plumbing for washing machine and dishwasher, breakfast bar, tiled flooring, ceiling spotlights, radiator and uPVC double glazed window to the front.

Bathroom

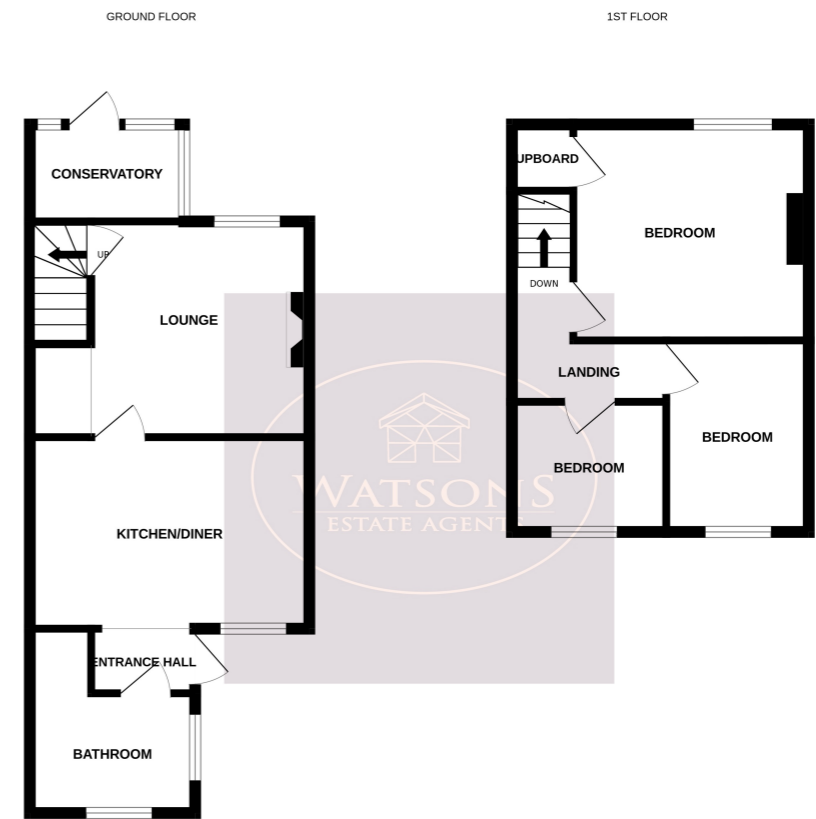
4 piece suite in white comprising WC, pedestal sink unit, bath and double shower cubicle with mains fed shower over. Ceiling spotlights, radiator and obscured uPVC double glazed windows to the front & side.

Lounge

4.98m x 3.65m (16' 4" x 12' 0") UPVC double glazed window to the rear, multifuel burner, radiator, stairs to the first floor and door to the conservatory.

Conservatory

2.36m x 1.48m (7' 9" x 4' 10") UPVC double glazed windows to the rear, radiator and uPVC double glazed door 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 for 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 Metagix 12/24

First Floor

Landing

Access to the attic (partly boarded with drop down ladder and power) and housing the boiler and hot water tank. Cottage panel style wooden doors to all bedrooms.

Bedroom 1

3.85m x 3.66m (12' 8" x 12' 0") UPVC double glazed window to the rear with open views, storage cupboard and radiator.

Bedroom 2

3.02m x 2.42m (9' 11" x 7' 11") UPVC double glazed window to the front with open views, radiator.

Bedroom 3

2.41m x 2.20m (7' 11" x 7' 3") UPVC double glazed window to the front with open views, radiator.

Outside

The front of the property is palisaded by brick work and ample off road parking. The well established garden to the rear offers a good level of privacy and comprises a paved patio, turfed lawn, flower bed borders with a range of mature plants, shrubs and trees. Other features include a concrete shed with power, brick built potting shed, gravel seating area with uncovered pergola, raised solid oak railway sleeper planters, greenhouse and log store. The garden is enclosed by fencing to the perimeter with gated access to the side. There is also vehicle access to the rear accessed via the back lane.