

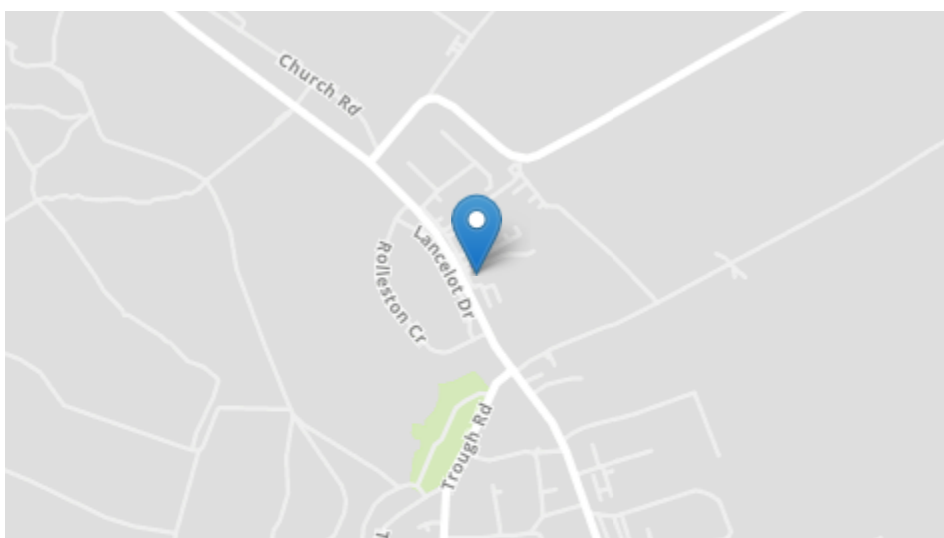
Main Road, Watnall, NG16 1HT

Offers Over £450,000



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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>	65	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	



- Substantial Detached Bungalow
- 3 Double Bedrooms
- En Suite To Master Bedroom
- Multiple Reception Rooms
- Generous Plot with Well Maintained Gardens
- Ample Off Road Parking & Garage
- Village Location Close to Amenities
- Viewing Essential

Our Seller says....

"It is an extremely peaceful location yet perfect for socialising. Loved living here, reluctant sale."

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 - 27312128

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



\*\*\* SPACIOUS ACCOMMODATION WITH VERSATILE USE \*\*\* Viewing is essential to appreciate the quality of accommodation and improvements our sellers have made to this detached bungalow in Watnall. The property is located on a generous plot with extensive parking, garage and office space, perfect for buyers that need to work from home. The property boasts a wealth of accommodation and briefly comprises: Entrance hallway, dining room leading to the lounge which has views over the garden and French doors opening onto the patio area. A fitted breakfast kitchen benefits from integrated appliances and has a separate dining area which gives access to the bright and airy family room. The hallway provides access to the three double bedrooms, the master having an en suite shower room and there is a further family bathroom fitted with a modern white suite. Outside there are gardens to three sides, the front having double gates leading to the detached garage, home office and outbuildings, ideal for storage. The rear garden is predominantly lawned, with mature trees and shrubs and a delightful patio area perfect for entertaining friends and family through the summer. This bungalow will offer so much more than you ever thought possible so book your viewing before it's too late!

#### Entrance Hall

Composite entrance door, parquet flooring, radiator, storage cupboard, access to the attic and doors to the bedrooms, bathroom, dining room and kitchen.

#### Dining Room

3.76m x 3.43m (12' 4" x 11' 3") Radiator and archway to the lounge.

#### Lounge

6.64m x 3.59m (21' 9" x 11' 9") UPVC double glazed window to the front, log burner, uPVC double glazed French doors to the patio area and door to the dining area.

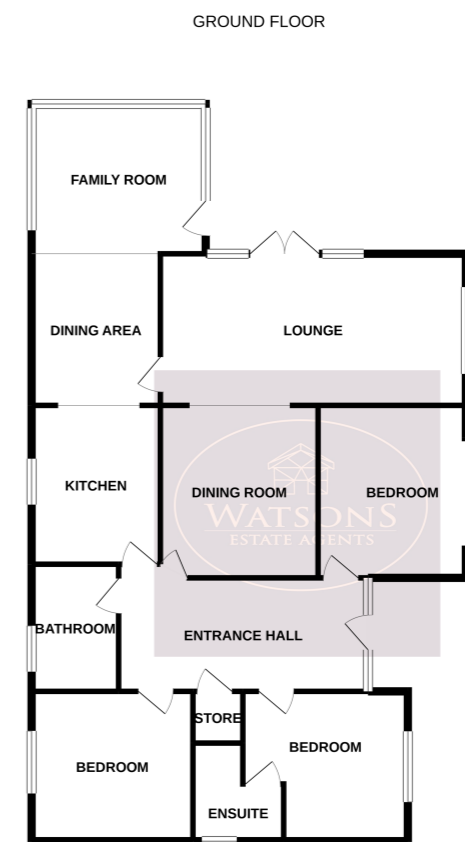
#### Open Plan Dining Kitchen

10.0m x 3.80m reducing to 2.81m min (32' 10" x 12' 6") The kitchen is fitted with a range of shaker style wall & base units with work surfaces incorporating an inset Belfast sink and mixer tap. Integrated appliances include: double electric oven, 5 ring gas hob with extractor over and washing machine. Plumbing and wiring for an American style fridge freezer and uPVC double glazed window to the rear.

Dining Area & Family Room - UPVC double glazed windows to the front, side & rear, radiator, wood effect laminate flooring, ceiling spotlights and external door leading to the garden.

#### Bedroom 1

3.61m x 3.46m (11' 10" x 11' 4") UPVC double glazed window to the front, radiator and door to the en suite.



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 is given as to their operability or efficiency on the day.  
Made with floorplan 02/22

#### En Suite

2.13m x 1.96m (7' 0" x 6' 5") WC, pedestal sink unit and shower cubicle. Heated towel rail and uPVC double glazed window to the side.

#### Bedroom 2

3.62m x 3.02m (3.52 into the bay) (11' 11" x 9' 11") UPVC double glazed bay window to the front and radiator.

#### Bedroom 3

3.51m x 3.24m (11' 6" x 10' 8") UPVC double glazed window to the rear and radiator.

#### Bathroom

2.77m x 2.0m (9' 1" x 6' 7") 4 piece suite comprising WC, vanity sink unit, bath and corner shower cubicle. Ceiling spotlights, extractor fan and obscured uPVC double glazed window to the rear.

#### Outside

The rear garden is predominantly lawned with plant and shrub borders and a large paved patio area, ideal for entertaining through the summer. The garden is enclosed by timber fencing with gated access to the side. To the front of the property double gates secure the driveway which provides ample off road parking for multiple vehicles. The garage measures 4.75m x 2.58m and has an up and over door, light and power. The home office measures 5.0m x 2.73m with light, power and uPVC double glazed windows to the front and side. There are additional outbuildings ideal for storing bikes and garden equipment.