

Trough Road, Watnall, NG16 1HQ

£750,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	86	90
(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	



Our Seller says....

- 3 Storey Detached Family Home
- 6 Bedrooms & 3 Dressing Rooms
- 4 Bathrooms & Downstairs WC
- 2 Reception Rooms
- West Facing Rear Garden
- Favoured School Catchments
- Sought After Location with Countryside Nearby
- 5 Years NHBC Warranty
- No Upward Chain

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 - 28070150

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



*** THIS IS THE ONE! *** Those are the words you will say when you see this 6 bedroom family home in one of the most sought after locations in the area. With space in abundance and exceptional finishings throughout it really MUST be seen to be appreciated. The bespoke brickwork giving beautiful kerb appeal demonstrates the 'no expense spared' approach adopted by the seller and when you step inside, it does not disappoint. The spacious hallway leads to multiple reception rooms, including generous open plan kitchen/dining/family area being a great hub for families. Bi-fold doors lead out onto the rear garden and there is also a separate utility room and WC. Upstairs though, is where it gets REALLY impressive! All 6 bedrooms are generous and well proportioned, with 2 having dressing rooms & en suite facilities, whilst another has a walk-in wardrobe. The family bathroom is also a good size and befitting of this generous family home. Stairs up to the 2nd floor give access to 2 further bedroom, (both doubles) and yes, you guessed it - a dressing room & en suite. The paved frontage provides good off street parking, whilst the rear is a really appealing private space which requires minimal maintenance. For those unfamiliar with the location, Trough Road is a prime part of Watnall village which enjoys both easy access to a wealth of shops & amenities in the nearby Kimberley Town Centre, whilst also having beautiful countryside on your doorstep. Families will also appreciate the favoured school catchments. This is a seriously impressive home which sells itself - our sales team are waiting to take your call to arrange a convenient appointment.

Ground Floor

Entrance Hall

Composite entrance door to the front, stairs to the first floor, under stairs storage cupboard, porcelain tiled flooring with under floor heating. Doors to study, storage cupboard, dining kitchen and French doors to the family entertainment area.

Study

3.56m x 2.97m (11' 8" x 9' 9") UPVC double glazed window to the front with integrated shutter blinds, under floor heating.

Dining Kitchen

6.84m x 6.02m (22' 5" x 19' 9") A range of matching wall & base units, quartz work surfaces incorporating an inset twin Belfast sink. Integrated appliances to include: Range style cooker with extractor over, fridge freezer, wine cooler and dishwasher. Central island providing further storage space and breakfast bar. UPVC double glazed window to the rear and 2 uPVC double glazed windows to the side. Porcelain tiled flooring with under floor heating, ceiling spotlights and bi folding doors to the rear garden. Doors to the lounge and utility room.

Lounge

5.0m x 4.51m (16' 5" x 14' 10") Limestone fire place with inset space for multi fuel burner, underfloor heating and bi fold doors to the rear garden.

Utility Room

2.01m x 2.0m (6' 7" x 6' 7") Work surfaces incorporating an inset Belfast sink, plumbing for washing machine, extractor fan, ceiling spotlights, tiled flooring with under floor heating and uPVC double glazed window to the side. Door to the WC.

WC

WC, vanity sink unit, extractor fan, ceiling spotlights and tiled flooring with under floor heating.

Family Entertainment Area

6.23m x 2.96m (20' 5" x 9' 9") A range of matching wall and base units. Wall mounted TV, under floor heating. UPVC double glazed window to the front with integrated shutter blinds.

First Floor

Landing

Airing cupboard housing the hot water tank, 2 radiators, doors to primary bedroom, bedrooms 3, 4 & 5 and family bathroom. Stairs up to bedrooms 2 & 6.

Primary Bedroom

5.79m x 5.15m (19' 0" x 16' 11") 2 uPVC double glazed windows to the rear, 2 radiators, open to the walk in wardrobe measuring 2.95m x 2.95m with obscured uPVC double glazed window to the side and access to the en suite.

En Suite

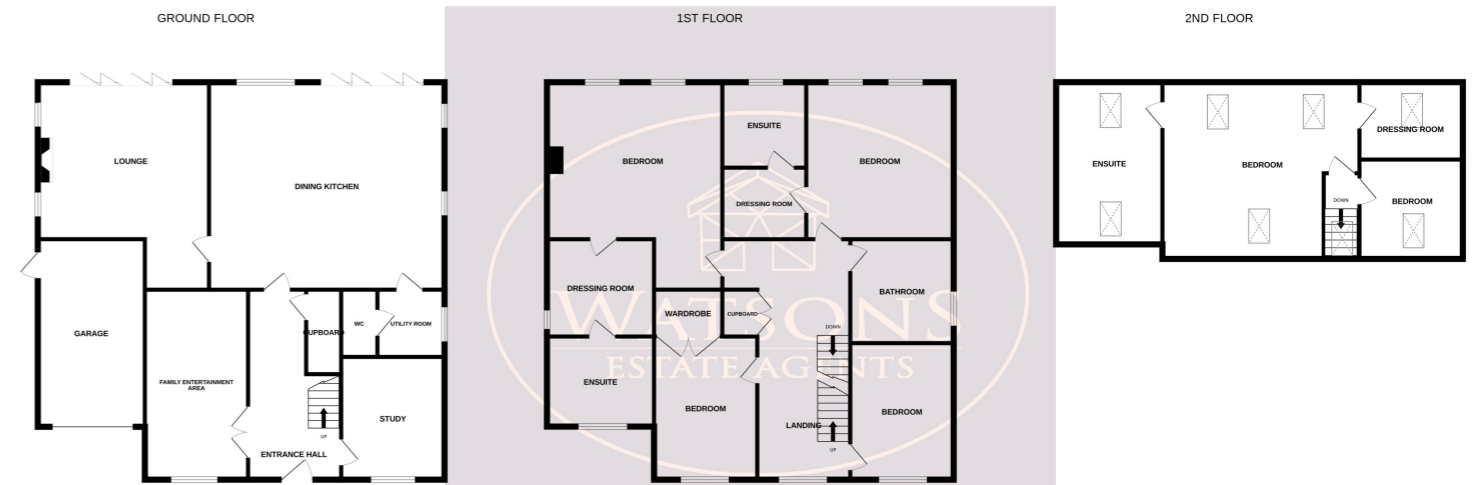
2.93m x 2.65m (9' 7" x 8' 8") 4 piece suite in white comprising WC, vanity sink unit with marble surround, freestanding roll top bath and shower cubicle with mains fed shower. Chrome heated towel rail, ceiling spotlights, extractor fan and obscured uPVC double glazed window to the front.

Bedroom 3

4.64m x 4.35m (15' 3" x 14' 3") 2 uPVC double glazed windows to the rear, radiator access to the walk in wardrobe measuring 2.46m x 2.10m and door to the en suite.

En Suite

3 piece suite in white comprising WC, vanity sink unit with marble surround and shower cubicle with mains fed dual rainfall effect shower. Chrome heated towel rail, extractor fan, ceiling spotlights and obscured uPVC double glazed window to the rear.



Bedroom 4

4.48m x 3.0m (14' 8" x 9' 10") UPVC double glazed window to the front, radiator and walk in wardrobe.

Bedroom 5

3.95m x 3.1m (13' 0" x 10' 2") UPVC double glazed window to the front, radiator.

Family Bathroom

3.10m x 3.08m (10' 2" x 10' 1") 4 piece suite in white comprising WC, vanity sink unit with marble surround, freestanding roll top bath and shower cubicle with mains fed dual rainfall effect shower over. Chrome heated towel rail, extractor fan, ceiling spotlights and porcelain tiled flooring.

Second Floor

Landing

Doors to bedrooms 2 & 6.

Bedroom 2

5.22m x 4.54m (17' 2" x 14' 11") 3 velux windows, radiator and door to the walk in wardrobe with velux window, ceiling spotlights, radiator, Door to the en suite.

En Suite

4.49m x 3.08m (14' 9" x 10' 1") 4 piece suite in white comprising WC, vanity sink unit with marble surround, freestanding roll top bath and shower cubicle with mains fed shower over. Porcelain tiled flooring, 2 velux window, ceiling spotlights and extractor fan.

Bedroom 6

3.04m x 2.92m (10' 0" x 9' 7") Velux window, radiator and ceiling spotlights.

Outside

To the front of the property a block paved driveway providing good off road parking leading to the garage with electric roll up door, power and housing the Worcester Bosch combination boiler. The West facing rear garden is low maintenance, comprising a paved patio, timber decking seating area with gravel beds, brick built barbecue area and flower bed borders hosting a range of plants & shrubs. The garden is enclosed by timber fencing to the perimeter with gated access to the side providing a high level of privacy.