

Rocket Close, Watnall, NG16 1GE

£425,000



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	63	82
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 - 29278740



- Detached Family Home
- 4 Bedrooms
- 2 Reception Rooms
- 2 En Suites & Family Bathroom
- Downstairs WC
- Private South Facing Rear Garden
- Driveway & Tandem Garage
- Sought After Location
- Cul De Sac Location

Our Seller says....

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
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0115 938 5577
8am-8pm - 7days



*** REACH FOR THE STARS WITH ROCKET CLOSE *** A superb four bedroom detached family home, located in this quiet cul-de-sac position, backing onto flixton woods in Watnall. Features include two reception rooms, a downstairs WC, a wonderful modern fitted kitchen, two en-suites, garage, and a private south-facing rear garden. Briefly comprising; entrance hallway, study, lounge, dining kitchen, downstairs WC. To the first floor, four bedrooms, two with en-suite, and family bathroom. Outside, driveway to the front providing off road parking, and access to a tandem garage. To the rear is a private south-facing garden, perfect for summer entertaining, and backing onto flixton woods. Ideally located in the sought after village of Watnall, nearby amenities include wonderful country walks, favoured schools, transport links, and the town of Kimberley provides an array of shops, bars and a supermarket. Contact Watsons to arrange a viewing.

Ground Floor

Entrance Hall

Entrance door to the front, stairs to the first floor, radiator, karndeian flooring and doors to the study, lounge and dining kitchen.

Study

2.67m x 2.29m (8' 9" x 7' 6") UPVC double glazed window to the front, radiator and karndeian flooring.

Lounge

5.69m x 3.18m (18' 8" x 10' 5") Feature fire place with inset space for fire, Karndeian flooring, radiator and French doors to the rear garden.

Dining Kitchen

8.24m x 3.61m (27' 0" x 11' 10") A range of matching high gloss wall & base units, work surfaces incorporating an inset Belfast sink. Integrated appliances to include: Range cooker with extractor over, microwave, fridge freezer, washing machine and dishwasher. Breakfast bar, uPVC double glazed windows to the rear & front, ceiling spotlights, radiator, Karndeian flooring, door to the WC and door to the rear garden.

WC

WC with feature cistern top sink, Karndeian flooring and radiator.

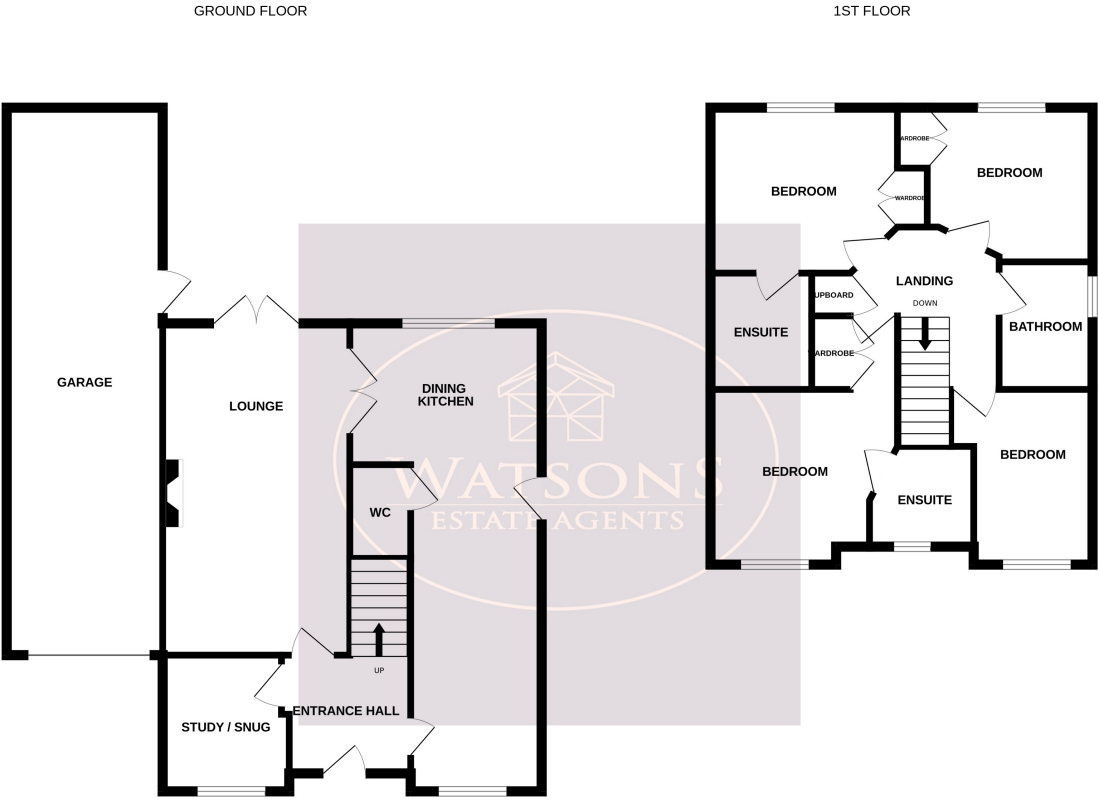
First Floor

Landing

Airing cupboard housing the hot water tank, access to the attic (partly boarded) and doors to all bedrooms and bathroom.

Primary Bedroom

4.61m x 3.19m (15' 1" x 10' 2") UPVC double glazed window to the front, built in wardrobe, 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 as to their operability or efficiency can be given.
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En Suite

3 piece suite in white comprising WC, pedestal sink unit and shower cubicle. Obscured uPVC double glazed window to the front and radiator.

Bedroom 2

3.39m x 2.76m (11' 1" x 9' 1") UPVC double glazed window to the rear, built in wardrobe and radiator. Door to the en suite.

En Suite

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

Bedroom 3

3.16m x 2.51m (10' 4" x 8' 3") UPVC double glazed window to the front and radiator.

Bedroom 4

2.65m x 2.49m (8' 8" x 8' 2") UPVC double glazed window to the rear, built in wardrobe and radiator.

Bathroom

3 piece suite in white comprising WC, pedestal sink unit and freestanding bath. Obscured uPVC double glazed window to the side and radiator.

Outside

To the front of the property are gravel beds. A tarmacadam driveway provides ample off road parking leading to the tandem garage with up & over door and power. The South facing rear garden offers a good level of privacy and comprises a paved patio seating area, timber decking seating area, gravel beds, turfed lawn, flower bed borders and timber built shed. The garden is enclosed by timber fencing to the perimeter with gated access to the side and rear.