

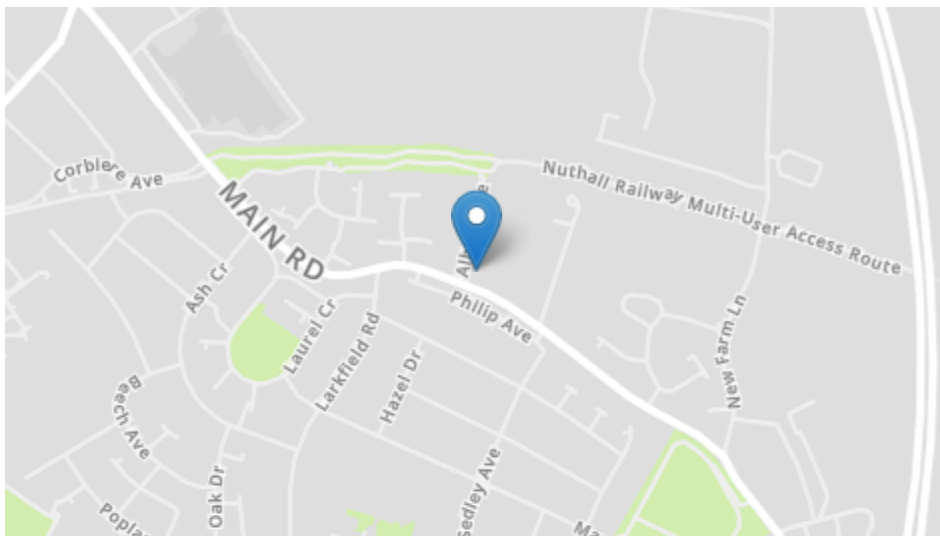
Watnall Road, Nuthall, NG16 1DX

Offers Over £230,000



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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			
		62	84
England, Scotland & Wales		EU Directive 2002/91/EC	



- Semi Detached Family Home
- 3 Bedrooms & Attic Room
- Open Plan Lounge Diner
- Downstairs WC & First Floor Bathroom
- Rear Garden
- Detached Garage
- Popular Residential Location
- Favoured School Catchments

Our Seller says....

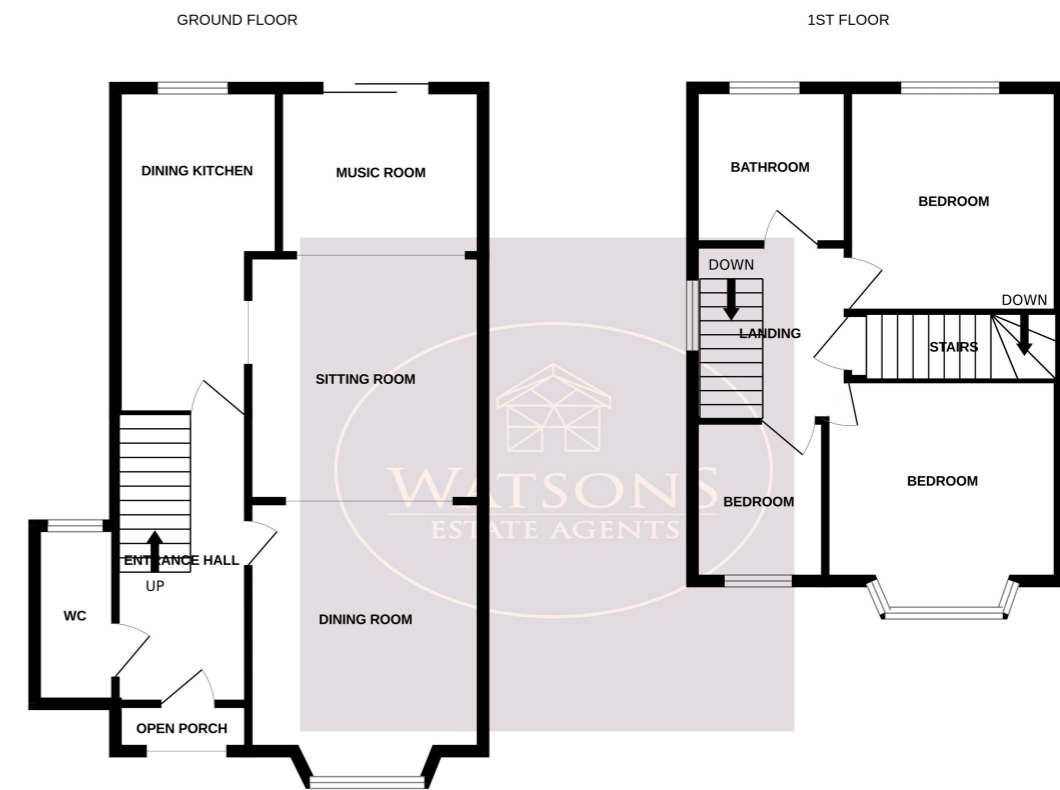
want to view?
 Call us on 0115 938 5577
 Our lines are open 8am - 8pm
 7 Days a week
 or email
 mail@watsons-residential.co.uk
 Ref - 27617607

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



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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*** MORE THAN MEETS THE EYE *** A deceptively spacious bay fronted semi-detached property in a sought after location close to Kimberley town centre, sitting on a generous CORNER PLOT. The accommodation comprises in brief; entrance hall, downstairs WC, kitchen, open plan lounge, dining area and a further reception room which would be ideal as a home office or play room. On the first floor, the landing leads to the 3 bedrooms, and the family bathroom which is fitted with a white suite. On the second floor a converted attic provides useful storage space. Outside, the enclosed rear garden is well maintained and consists of a lawn and a wide range of flowers, plants & shrubs. A single garage to the rear is perfect for storing bikes and garden equipment. The location provides easy access to the shops, public services, transport links and amenities of Kimberley Town Centre. Primary and secondary schools are also within walking distance. The spacious accommodation isn't initially evident from the front, so book your viewing to see exactly what the property has to offer.

Ground Floor

Entrance Hall

UPVC double glazed entrance door, stairs to the first floor, under stairs storage, exposed wooden flooring and doors to the WC, lounge/diner and kitchen.

WC

WC and pedestal sink unit. Radiator, obscured wooden single glazed window to the rear and ceiling spotlights.

Kitchen

5.05m x 2.52m (16' 7" x 8' 3") A range of matching solid wood wall & base units, work surfaces with an inset Belfast sink. Integrated electric oven & gas hob with extractor over. Slate tiled flooring, radiator, wooden double glazed window to the rear and door to the side.

Lounge Diner

7.73m x 3.32m (25' 4" x 10' 11") UPVC double glazed bay window to the front, 2 radiators and real flame gas fire with composite fire place surround.

Home Office/Play Room

2.47m x 2.4m (8' 1" x 7' 10") Radiator and aluminium sliding patio door to the rear garden.

First Floor

Landing

Obscured uPVC double glazed window to the side, stairs up to the attic room and doors to all bedrooms and bathroom. Stairs to the attic room.

Bedroom 1

3.38m into the bay x 3.43m (11' 1" x 11' 3") UPVC double glazed bay window to the front and radiator.

Bedroom 2

3.43m x 3.33m (11' 3" x 10' 11") UPVC double glazed window to the rear, radiator and airing cupboard housing the Worcester Bosch combination boiler.

Bedroom 3

2.43m x 1.78m (8' 0" x 5' 10") UPVC double glazed window to the front and radiator.

Bathroom

3 piece suite comprising WC, wall mounted sink bowl and rolled top bath. Heated towel rail, extractor fan, ceiling spotlights and obscured uPVC double glazed window to the rear.

Second Floor

Attic Room

Fully boarded with power and velux window.

Outside

To the front of the property is a concrete driveway and a range of plants, shrubs. & trees providing a good level of privacy. The rear and side gardens comprise of a lawn with flower bed borders, a range of plants & shrubs, paved patio, outside tap and fencing to the perimeter. A detached garage with up & over door and provides useful storage for bikes and garden equipment is accessed from Albert Avenue.