

Fleming Close, Watnall, NG16 1JY

£375,000



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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		
	60	73
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 - 27876610



- Detached Family Home
- 4 Bedrooms
- 2 Reception Rooms
- Downstairs WC
- Private Rear Garden
- Off Road Parking & Garage
- Sought After Cul De Sac Location
- Short Drive To Kimberley Town Centre
- Favoured School Catchment

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
www.watsons-residential.co.uk

0115 938 5577
8am-8pm - 7days



*** MUST BE VIEWED! *** Welcome to this delightful detached family home located in a sought-after cul de sac in the charming village of Watnall. The spacious 4 bed residence offers an ideal combination of comfortable living, practical features, and favoured school catchment. Whether you're looking to raise a family or simply enjoy a peaceful yet connected lifestyle, this property ticks all the boxes. In brief, the accommodation comprises: entrance hall leading to downstairs wc, a generous lounge, breakfast kitchen and dining room, Upstairs, you will find 4 good size bedrooms, including a spacious master bedroom that benefits from ample storage space and the family bathroom. Outside, this home continues to impress with a private rear garden, ideal for outdoor entertaining, gardening, or simply unwinding in a tranquil setting. The garden offers plenty of space for children and pets to play safely, while also providing a lovely backdrop for summer barbecues and family fun. Additionally, the property benefits from off-road parking, car port and a garage, ensuring secure parking and extra storage options. Located within walking distance or a just a short drive from Kimberley town centre, residents will enjoy easy access to a range of amenities including shops, restaurants, and transport links. The village of Watnall itself provides a peaceful retreat from the hustle and bustle of city life, making it a desirable location for those seeking balance between convenience and tranquillity. This exceptional four-bedroom detached house in Watnall is a wonderful opportunity for families and professionals alike. With its excellent schooling options, generous living spaces, and attractive outdoor environment, it's ready for you to move in and make it your own. Don't miss out on securing a home in this popular cul de sac – arrange your viewing today (01159385577 option 1) and experience all this lovely property has to offer.

Ground Floor

Storm Porch

Composite door to the entrance hall.

Entrance Hall

Stairs to the first floor, radiator and doors to the lounge, dining room and WC. Solid wooden flooring.

WC

WC, wall mounted sink, radiator, tiled flooring and obscured uPVC double glazed window to the front.

Lounge

6.5m x 3.6m (21' 4" x 11' 10") UPVC double glazed window to the front, 2 radiators, feature fire place with electric coal effect fire, door to the breakfast kitchen and French doors to the rear garden.

Breakfast Kitchen

4.44m x 2.5m (14' 7" x 8' 2") A range of matching wall & base units, work surfaces incorporating an inset sink & drainer unit. Integrated double electric oven & hob with extractor over. Plumbing for dishwasher. Breakfast bar, tile effect laminate flooring, ceiling spotlights, radiator. Doors to the dining room, pantry (providing useful storage space) and rear garden.

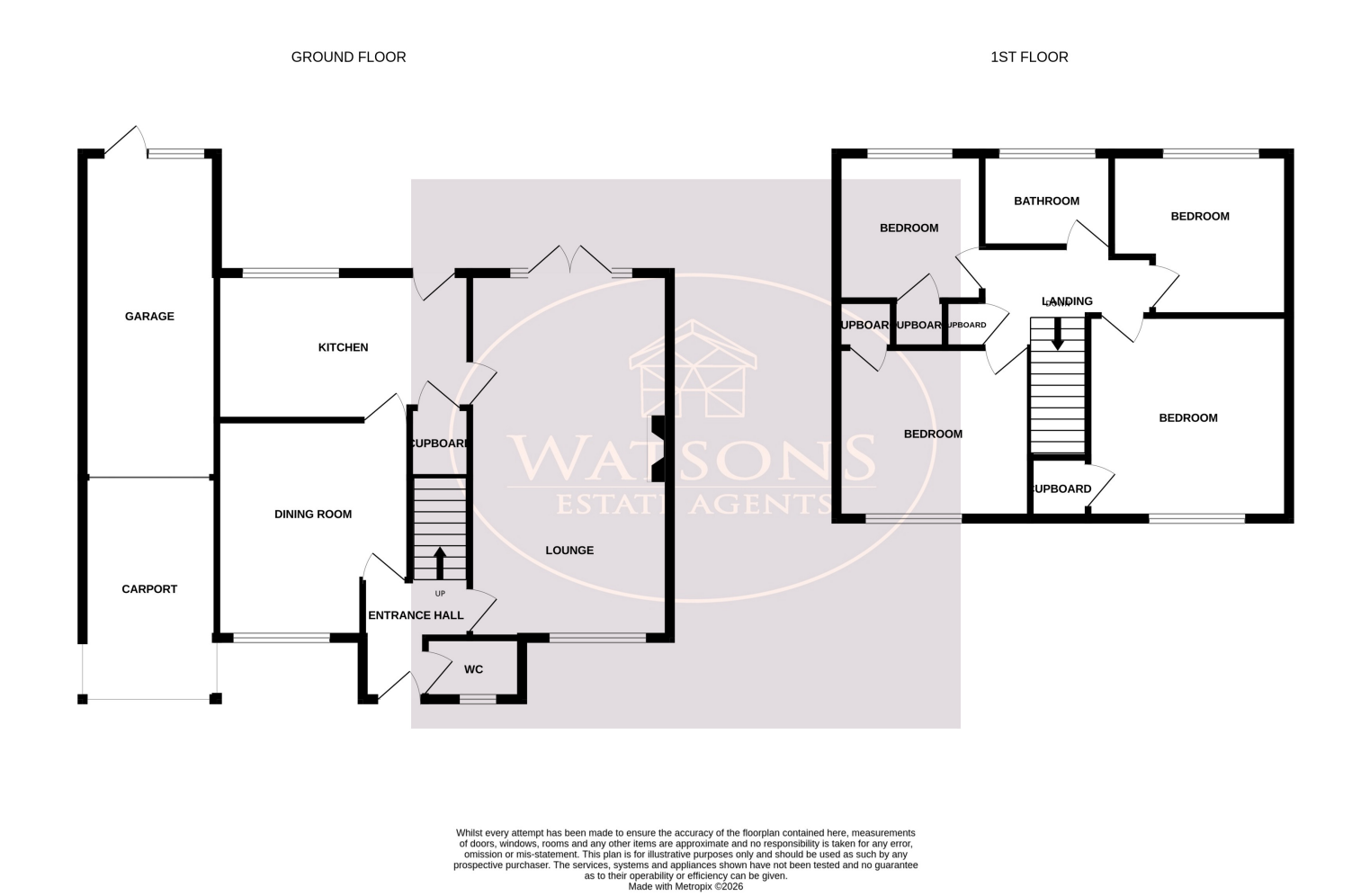
Dining Room

3.88m x 3.4m (12' 9" x 11' 2") UPVC double glazed window to the front, radiator and wood effect laminate flooring.

First Floor

Landing

Radiator, door to the storage cupboard, access to the attic and doors to all bedrooms and bathroom.



Bedroom 1

3.65m x 3.53m (12' 0" x 11' 7") UPVC double glazed window to the front, storage cupboard, radiator and solid wooden flooring.

Bedroom 2

3.43m x 2.96m (11' 3" x 9' 9") UPVC double glazed window to the front, storage cupboard and radiator.

Bedroom 3

2.61m x 2.43m (8' 7" x 8' 0") UPVC double glazed window to the rear, storage and radiator.

Bedroom 4

3.17m (max) x 2.88m (10' 5" x 9' 5") UPVC double glazed window to the rear and radiator.

Bathroom

3 piece suite in white comprising WC, pedestal sink unit and bath with shower over. Tiled flooring, radiator and obscured uPVC double glazed window to the rear.

Outside

To the front of the property is a turfed lawn with flower bed borders with a range of plants & shrubs. A block paved driveway provides ample off road parking leading to the car port and garage with up & over door, power, plumbing for washing machine, door to the rear garden and uPVC double glazed window to the rear. The garage roof space is partially boarded providing useful storage space. The rear garden offers a good level of privacy and comprises a paved patio seating area, generous turfed lawn, flower bed borders with a range of mature plants & shrubs. The garden is enclosed by timber fencing to the perimeter with gated access to the side.

Agents Note

The vendor has provided us with the following information: the Worcester Bosch boiler is located in the garage and is 13 years old. It was last serviced in February 20205.