

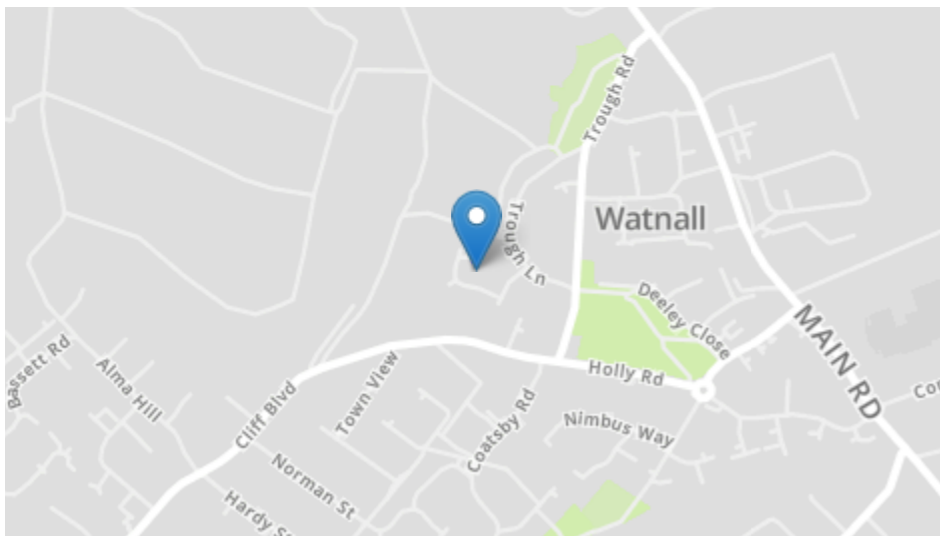
Oxbury Road, Watnall, NG16 1JP

£280,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	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			
		69	83
England, Scotland & Wales		EU Directive 2002/91/EC	



- Detached Family Home
- 3 Double Bedrooms
- 2 Reception Rooms
- Breakfast Kitchen
- Utility Room
- Off Road Parking & Garage
- Sought After Cul De Sac Location
- Short Drive Drive Kimberley Town Centre

Our Seller says....
 "I have found this a lovely area to live in with good neighbours and great walks in beautiful countryside. Kimberley is close enough to walk to and Nottingham is easily accessible by car, bus or tram."

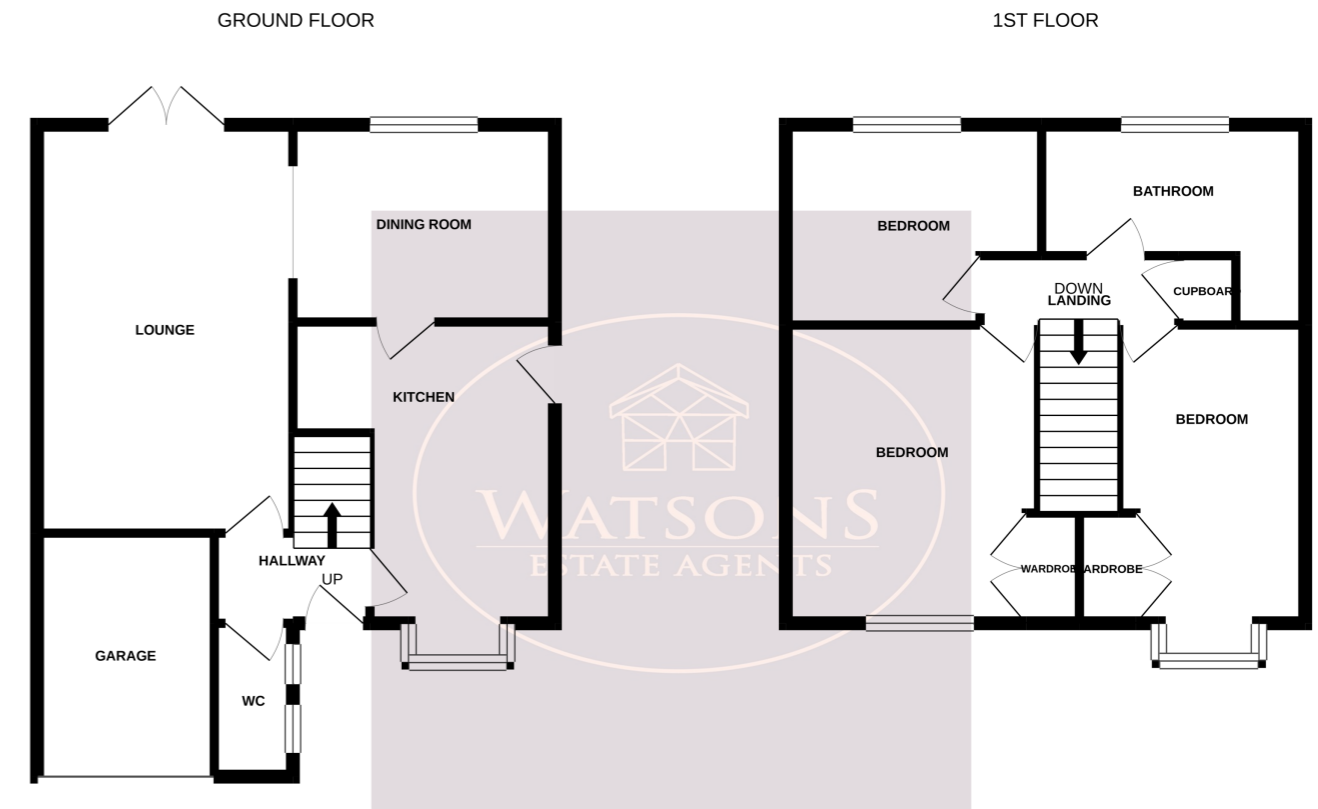
want to view?
 Call us on 0115 938 5577
 Our lines are open 8am - 8pm
 7 Days a week
 or email
 mail@watsons-residential.co.uk
 Ref - 18899533

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 - 7 days



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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*** LOCATION LOCATION LOCATION *** It's not hard to see why this quiet cul de sac in Watnall is so desirable. With beautiful countryside walks on your doorstep, favoured school catchments and easy access to amenities this detached family home is sure to be popular. The accommodation comprises in brief; entrance hall, utility, lounge with open access to the dining room and a breakfast kitchen fitted with integrated appliances. On the first floor the landing leads to the family bathroom and 3 double bedrooms, all of which benefit from fitted wardrobes. Outside, the established rear garden offers a good level of privacy and is lawned with a paved patio area and mature shrub borders. To the front of the property a block paved driveway provides off road parking and leads to the single garage. Viewing is highly recommended to avoid disappointment so call or team to book your appointment.

Ground Floor

Entrance Hall

UPVC double glazed entrance door, stairs to the first floor, wood effect laminate flooring, radiator and doors to the utility, lounge and breakfast kitchen.

Utility

1.99m x 0.93m (6' 6" x 3' 1") Lead lined obscured uPVC double glazed window to the side, plumbing for washing machine, wall mounted sink and radiator.

Lounge

5.33m x 3.44m (17' 6" x 11' 3") Real flame gas fire with wooden surround, ceiling spotlights, radiator, French doors to the rear garden and open access to the dining area.

Dining Area

3.27m x 2.67m (10' 9" x 8' 9") UPVC double glazed window to the rear, ceiling spotlights, radiator and door to the breakfast kitchen.

Breakfast Kitchen

3.95m x 2.36m (13' 0" x 7' 9") A range of matching wall & base units, work surfaces incorporating a one & a half bowl stainless steel sink & drainer unit. Integrated appliances to include: electric oven, gas hob with extractor over and microwave. Plumbing for dish washer, breakfast bar, radiator, tiled flooring, under stairs storage unit, lead lined uPVC double glazed window to the front and external door to the side.

First Floor

Landing

Access to the attic, ceiling spotlights, airing cupboard housing the hot water tank and doors to all bedrooms and bathroom.

Bedroom 1

4.07m x 3.45m (13' 4" x 11' 4") Lead lined uPVC double glazed window to the front, fitted furniture and radiator.

Bedroom 2

4.13m x 2.37m (13' 7" x 7' 9") Lead lined uPVC double glazed bay window to the front, fitted wardrobes, storage cupboard, ceiling spotlights and radiator.

Bedroom 3

3.45m x 2.6m (11' 4" x 8' 6") UPVC double glazed window to the rear, fitted furniture, ceiling spotlights and radiator.

Bathroom

4 piece suite in white comprising WC, pedestal sink unit, bath and shower cubicle with dual rainfall effect shower. Storage cupboard with sliding doors, chrome heated towel rail, ceiling spotlights, extractor fan and obscured uPVC double glazed window to the rear.

Outside

To the front of the property, there are flower bed borders with a range of plants & shrubs. A paved driveway provides off road parking and leads to the garage with up & over door, power and housing the wall mounted boiler. The rear garden offers a good level of privacy with paved patio, well maintained lawn with flower bed borders, a range of plants & shrubs and an outside tap. The garden is enclosed by timber fencing with gated access to the side.