

Corbiere Avenue, Watnall, NG16 1JR

£450,000



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	72	79
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 - 29301082



- Detached Family Home
- 4 Bedrooms
- 3 Reception Rooms
- Downstairs WC & Utility Room
- Off Road Parking & Double Garage
- Walking Distance To Kimberley Town Centre
- Favoured School Catchment
- No Upward Chain

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





\*\*\* ANSWER YOUR PRAYER WITH CORBIERE! \*\*\* Welcome to this detached family home in the village of Watnall, a sought-after location offering the perfect blend of peace, convenience & community. With 4 good size bedrooms and 3 versatile reception rooms, this property is ideally suited for families seeking modern living within a favoured school catchment area. Step inside to discover a warm and inviting atmosphere where the lounge opens to what could be a great dining room which in turn could be opened into an open plan dining kitchen running across the rear. A practical downstairs WC and a handy utility room enhance the functionality of this family-friendly layout, whilst the additional reception room can be tailored to your lifestyle – whether it's a formal play room, gym or a home office. Upstairs, 4 comfortable bedrooms (en suite to primary) provide restful retreats for all family members, complemented by a thoughtfully designed bathroom catering to busy mornings and relaxing evenings alike. Externally, the property benefits from generous off-road parking and a double garage, providing ample space for vehicles, storage, or hobbies. The garden offers a pleasant outdoor area ideal for children to play or for entertaining guests during warmer months. One of the standout features of this home is its excellent location. Situated within walking distance to favoured schools (primary & secondary) and the bustling Kimberley Town Centre, you'll enjoy easy access to a variety of shops & cafes, as well as beautiful countryside. This property is offered with NO UPWARD CHAIN, presenting a fantastic opportunity for a smooth and speedy move. Whether you're a growing family or looking for a spacious residence with excellent local facilities, this Watnall home ticks all the boxes. Don't miss out on this great family home in a prime location. Contact us today on 01159385577 (option 1) to arrange a viewing appointment.

Ground Floor

Storm Porch

UPVC double glazed door to the entrance hall.

Entrance Hall

Wood effect laminate flooring, stairs to the first floor, radiator and doors to the snug, lounge and kitchen.

Snug

5.03m x 2.57m (16' 6" x 8' 5") UPVC double glazed window to the front and radiator.

Lounge

5.03m x 3.28m (16' 6" x 10' 9") UPVC double glazed window to the front, radiator, feature fire place with inset space for fire and French doors to the dining room.

Dining Room

3.07m x 2.72m (10' 1" x 8' 11") Radiator, French doors to the rear garden and door to the kitchen.

Kitchen

3.33m x 3.07m (10' 11" x 10' 1") A range of matching wall & base units, work surfaces incorporating an inset stainless steel sink & drainer unit. Integrated appliances to include: double electric oven & gas hob with extractor over and fridge freezer. Tiled flooring, radiator, ceiling spotlights and uPVC double glazed window to the side. Door to the utility room.

Utility Room

1.75m x 1.6m (5' 9" x 5' 3") A range of matching wall & base units, work surfaces incorporating an inset stainless steel sink & drainer unit. Plumbing for washing machine, tiled flooring, wall mounted boiler and doors to the WC and rear garden.

WC

WC and pedestal sink unit. Radiator, tiled flooring and obscured uPVC double glazed window to the side.

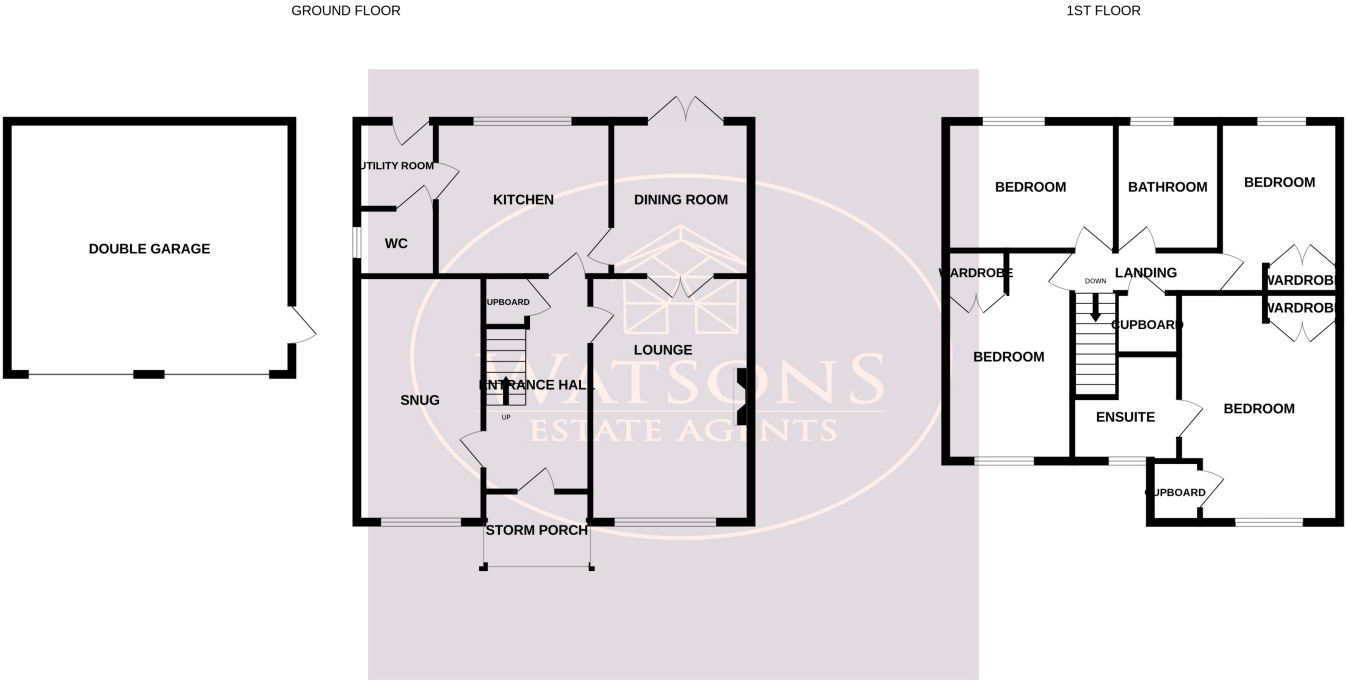
First Floor

Landing

Doors to all bedrooms and bathroom.

Primary Bedroom

4.72m x 3.43m (15' 6" x 11' 3") UPVC double glazed window to the front, radiator, built in storage cupboards 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, extractor fan, radiator and tiled flooring.

Bedroom 2

3.43m x 2.41m (11' 3" x 7' 11") UPVC double glazed window to the rear, built in storage cupboard, wood effect laminate flooring, radiator and access to the attic.

Bedroom 3

4.32m x 2.46m (14' 2" x 8' 1") UPVC double glazed window to the front, built in storage cupboard and radiator.

Bedroom 4

3.45m x 2.29m (11' 4" x 7' 6") 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. Obscured uPVC double glazed window to the rear, extractor fan, radiator and tiled flooring.

Outside

To the front of the property are gravel beds and a turfed lawn. A tarmacadam driveway running alongside the property provides ample off road parking leading to the double garage with 2 up & over doors and power. The rear garden comprises a paved patio seating area, turfed lawn, gravel flower bed borders with a range of plants & shrubs, timber built shed, door to the garage and is enclosed by wall & timber fencing to the perimeter with gated access to the side.

Agents Note

The boiler is located in the utility room and is approximately 20 years old. It was last serviced November 2025.