

Trough Road, Watnall, NG16 1HQ

Offers Over £500,000



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>	71	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



- Extended Modern Detached Family Home
- 3 Bedrooms
- Modern Dining Kitchen / Family Room
- En Suite, Family Bathroom & Downstairs Shower Room
- Downstairs WC & Utility Room
- Garden Room
- Generous Off Road Parking
- Favoured School Catchments
- Desirable Village Location

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 - 28671948

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





\*\*\*SOMETHING A BIT SPECIAL ON TROUGH ROAD\*\*\* Homes like this rarely come to the market! A truly stunning, extended and fully modernised three bedroom detached family home in the sought after village of Watnall. If you are looking for the wow factor, then this is the home for you. Features include a wonderful open plan dining kitchen / family room, perfect for family life, a further 2 reception rooms, downstairs wet room, utility, and primary suite with dressing room and en-suite. Briefly comprising; entrance hallway, lounge, downstairs WC, open plan kitchen/living/diner, utility, garden room, wet room. To the first floor, three bedrooms, primary with en-suite and dressing room, and family bathroom. Outside, ample off road parking to the front, and a private rear garden for summer entertaining. Located in the highly desirable village of Watnall, nearby amenities include pubs in walking distance, countryside walks, along with the popular town of Kimberley, also in walking distance for coffee shops, a supermarket, and well regarded schools. Transport links include the A610 for easy access to Nottingham. Contact Watsons to arrange a viewing.

Ground Floor

Entrance Hall

Composite entrance door to the side. Stairs to the first floor, French doors to the lounge, doors to the WC and dining kitchen family area. Tiled flooring, ceiling spotlights.

WC

Obscured uPVC double glazed window to the side, WC, vanity sink unit with feature table top sink. Heated towel rail. Extractor fan, ceiling spotlights and tiled flooring. Double doors to the storage cupboard.

Lounge

5.8m x 3.39m (19' 0" x 11' 1") 2 uPVC double glazed windows to the front, feature media wall, radiator and ceiling spotlights.

Dining Kitchen / Family Room

7.57m x 5.68m (24' 10" x 18' 8") A range of matching high gloss wall & base units with feature lighting, work surfaces incorporating an inset Belfast sink. Integrated double electric oven. Plumbing and wiring for an American style fridge freezer. Central island offering further storage space and housing the induction hob. Radiator, ceiling spotlights and tiled flooring with underfloor heating. Skylight and bi folding doors to the rear garden. Door to the utility room.

Utility Room

2.53m x 2.28m (8' 4" x 7' 6") A range of matching wall & base units. Work surfaces incorporating a sink & drainer unit with mixer tap. Wall mounted combination boiler, plumbing for washing machine & dishwasher. Tiled flooring, ceiling spotlights, skylight and doors to the wet room and garden room.

Wet Room

3 piece suite in white comprising WC, vanity sink unit with table top sink and wall mounted shower. Obscured uPVC double glazed window to the front, ceiling spotlights and heated towel rail.

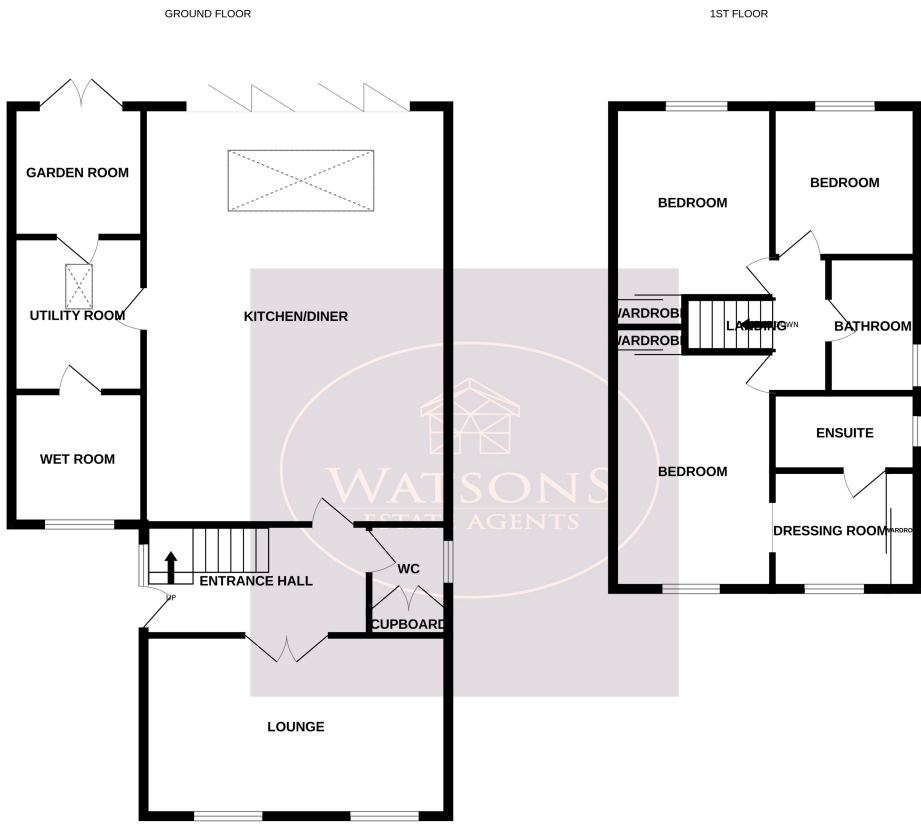
Garden Room

2.35m x 2.16m (7' 9" x 7' 1") Brick & uPVC double glazed construction. wood effect laminate flooring and French doors to the rear garden.

First Floor

Landing

Doors to all bedrooms and bathroom.



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.  
Made with Metropix 02025

Primary Bedroom

4.5m x 3.06m (14' 9" x 10' 0") UPVC double glazed window to the front, fitted wardrobe, radiator and open to the dressing area. Door to the en suite.

Dressing Area

2.15m x 2.11m (7' 1" x 6' 11") UPVC double glazed window to the front, fitted sliding door wardrobes.

En Suite

3 piece suite in white comprising WC, vanity sink unit and shower cubicle. Heated towel rail, ceiling spotlights, tiled flooring, extractor fan and obscured uPVC double glazed window to the side.

Bedroom 2

3.66m x 2.94m (12' 0" x 9' 8") UPVC double glazed window to the rear, fitted mirrored sliding door wardrobe, ceiling spotlights and radiator.

Bedroom 3

2.74m x 2.67m (9' 0" x 8' 9") UPVC double glazed window to the rear and radiator.

Bathroom

3 piece suite in white comprising WC, vanity sink unit and bath. Chrome heated towel rail, extractor fan and ceiling spotlights.

Outside

To the front of the property is a turfed lawn and plum slates beds. A block paved driveway provides ample off road parking. The rear garden comprises a paved patio, timber decking seating area, flower bed borders with a range of shrubs and a turfed lawn. The garden is enclosed by timber fencing to the perimeter with gated access to the side.