

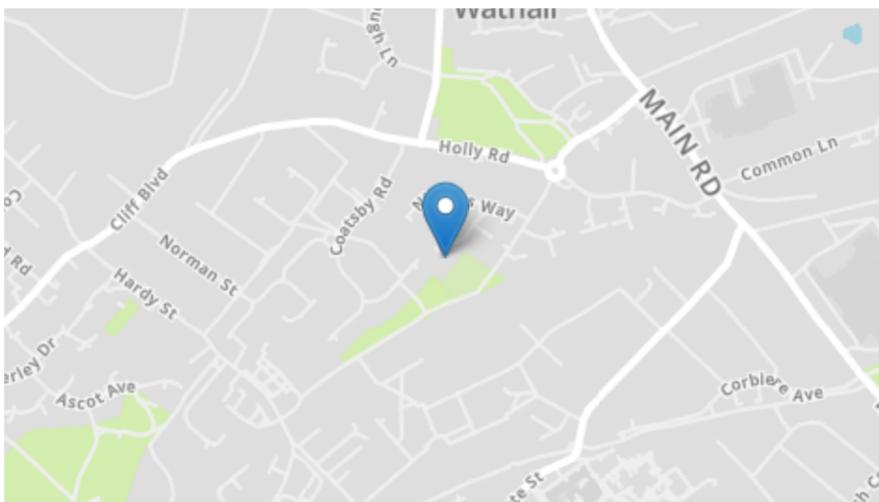
Cirrus Drive, Watnall, NG16 1FS

£190,000



Cirrus Drive, Watnall, NG16 1FS

£190,000



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			
		76	88
England, Scotland & Wales		EU Directive 2002/91/EC	



- Mid Town House
- 3 Bedrooms
- 2 Reception Rooms
- Conservatory
- En Suite & Family Bathroom
- Downstairs WC
- Private Low Maintenance Rear Garden
- Favoured School Catchment
- No Upward Chain

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 - 29993017

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



*** STRIVE FOR CIRRUS DRIVE! *** Just look at what's on offer here for those with limited budget - ALLOCATED PARKING, DOWNSTAIRS WC & EN SUITE! The modern town house is well positioned at the end of a cul-de-sac in Watnall and would be ideal for first time buyers & down-sizers. In brief, the accommodation comprises: entrance hall, lounge, downstairs wc, dining kitchen, conservatory, upstairs landing to the 3 bedrooms (en suite to primary) and bathroom. Outside, a gravelled rear garden is a blank canvas and enjoys an unusually high level of privacy for a property of this type. The allocated parking space is adjacent to the property, with further visitors bays available. This well regarded location has all the benefits of the nearby amenities, as well as countryside all within walking distance. There is NO UPWARD CHAIN, so call us now on 01159385577 (option 1) to arrange a viewing.

Ground Floor

Entrance Hall

Composite entrance door to the front, radiator and door to the lounge.

Lounge

4.46m x 3.81m (14' 8" x 12' 6") UPVC double glazed window to the front, fire place with inset real flame gas fire, radiator. Door to the inner lobby.

Inner Lobby

Doors to the WC & dining kitchen.

WC

WC, pedestal sink unit, extractor fan and radiator.

Dining Kitchen

2.78m x 2.22m (9' 1" x 7' 3") A range of matching wall & base units, work surfaces incorporating an inset stainless steel sink & drainer unit. Integrated electric oven & gas hob with extractor over. Plumbing for washing machine, ceiling spotlights, radiator and uPVC double glazed window to the rear.

Dining Room

2.57m x 2.54m (8' 5" x 8' 4") Radiator, open to the kitchen and French doors to the conservatory

Conservatory

4.65m x 2.42m (15' 3" x 7' 11") Brick & uPVC double glazed construction, tiled flooring, integrated boiler and French doors to the rear garden.

First Floor

Landing

Airing cupboard housing the hot water tank, access to the attic and 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 02/20

Primary Bedroom

3.81m x 2.9m (12' 6" x 9' 6") UPVC double glazed window to the front, built in wardrobe, 2 double wardrobes, radiator and door to the ensuite.

En Suite

2 piece suite in white comprising pedestal sink unit and shower cubicle with mains fed shower over. Obscured uPVC double glazed window to the front, extractor fan and radiator.

Bedroom 2

2.88m x 2.53m (9' 5" x 8' 4") UPVC double glazed window to the rear and radiator.

Bedroom 3

2.19m x 1.92m (7' 2" x 6' 4") UPVC double glazed window to the rear and radiator.

Bathroom

3 piece suite in white comprising WC, pedestal sink unit and bath. Extractor fan and radiator.

Outside

To the front of the property are flower bed borders with a range of plants & shrubs. The low maintenance rear garden offers a good level of privacy and is enclosed by timber fencing to the perimeter with gated access to the rear. The property also has allocated parking adjacent to the property.

Agents Note

The seller has provided us with the following information: the boiler is located in the conservatory and is 7 years old. It was last serviced in 2025.