

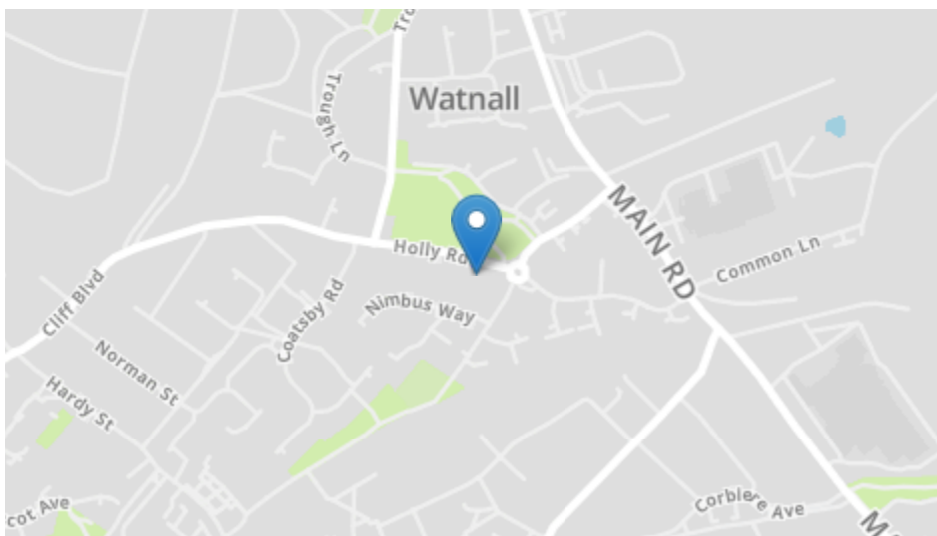
Holly Road, Watnall, NG16 1HP

£300,000



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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 - 21829863



Our Seller says....

- Semi Detached Family Home
- 3 DOUBLE Bedrooms
- 2 Reception Rooms
- Garden Room
- En Suite & Family Bathroom
- Private Rear Garden
- Off Road Parking
- Walking Distance To Kimberley Town Centre
- Favoured School Catchments

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



*** LOVE IS IN THE AIR! *** You will be smitten when you see this 3 bed semi in Watnall. The beautiful bay fronted kerb appeal is just the start - spacious accommodation over 3 floors provides great space and it is superbly presented throughout- comprising in brief: entrance hall to lounge, and dining room with door to the kitchen and a garden room completing the extensive ground floor. Bedrooms 2 & 3 are on the first floor, along with the family bathroom, whilst the primary bedroom is on the 2nd floor with en suite. Outside, a driveway provides ample off street parking to the front, whilst the modest size rear requires little maintenance and enjoys a high level of privacy. This location is particularly desirable for it's easy access to amenities whilst having beautiful countryside on the doorstep, as well as having favoured school catchments. Love is definitely in the air with this one and we would urge you to call our team now to arrange a viewing, but be careful - you may just fall in love!

Ground Floor

Entrance Hall

Composite entrance door to the front, stairs to the first floor, tiled flooring and doors to the lounge and dining room.

Lounge

4.5m min into the bay x 3.65m (14' 9" x 12' 0") UPVC double glazed bay window to the front, inset multi fuel burner and radiator.

Dining Room

3.96m x 3.65m (13' 0" x 12' 0") UPVC double glazed windows to the rear & side, radiator, under stairs storage, Kardean flooring and door to the kitchen.

Kitchen

4.31m x 2.23m (14' 2" x 7' 4") A range of matching high gloss 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, tiled flooring, built in storage cupboard housing the boiler. UPVC double glazed window to the side and door to the garden room.

Garden Room

4.28m x 3.13m (14' 1" x 10' 3") Wood effect laminate flooring and French doors to the rear garden.

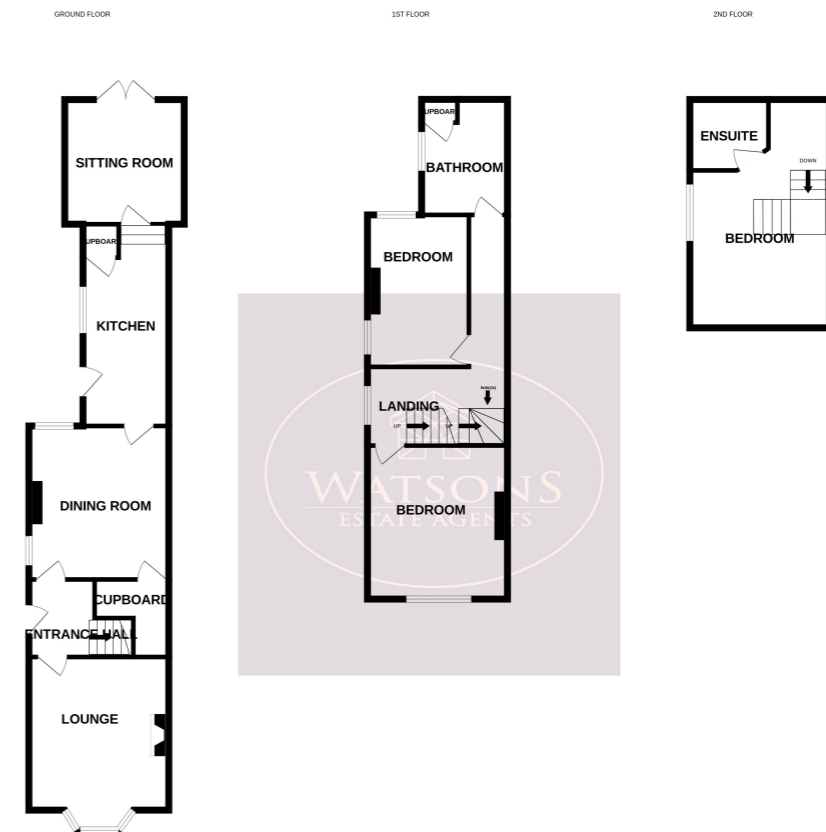
First Floor

Landing

2 radiators, ceiling spotlights, uPVC double glazed window to the side, doors to bedrooms 2 & 3 and family bathroom. Stairs up to the primary bedroom.

Bedroom 2

3.98m x 2.74m (13' 1" x 9' 0") UPVC double glazed windows to the rear & side and radiator.



While 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 ©2025

Bedroom 3

3.69m x 3.66m (12' 1" x 12' 0") UPVC double glazed window to the front, fitted sliding door wardrobes and radiator.

Bathroom

4 piece suite comprising WC, pedestal sink unit, bath and corner shower cubicle. Built in storage cupboard housing the hot water tank. Obscured uPVC double glazed window to the side, chrome heated towel rail and extractor fan.

Second Floor

Primary Bedroom

4.1m x 3.64m (13' 5" x 11' 11") UPVC double glazed window to the side, access to the attic, radiator, ceiling spotlights and door to the en suite.

En Suite

3 piece suite in white comprising WC, pedestal sink unit and shower cubicle with mains fed shower over. Chrome heated towel rail and extractor fan.

Outside

To the front of the property is a paved driveway with parking for 2 cars. The rear garden offers a good level of privacy and comprises a paved patio, timber built shed, flower bed borders with a range of plants & shrubs, uncovered pergola with fixed seating below. To the rear of the garden is a brick built outhouse. The garden is enclosed by timber fencing to the perimeter with gated access to the side.