

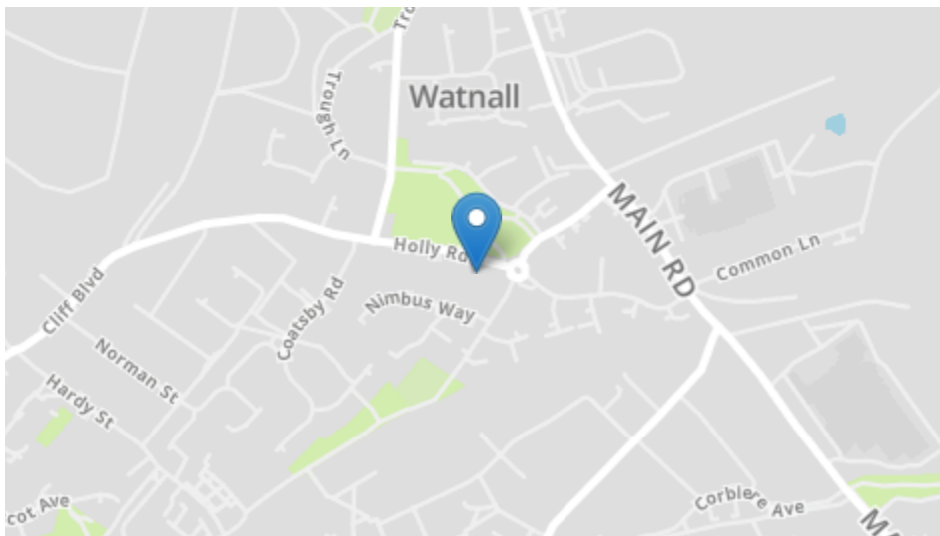
Holly Road, Watnall, NG16 1HP

Offers Over £350,000



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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			
		81	88
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	



- Detached Bungalow
- 4 DOUBLE Bedrooms
- 2 Reception Rooms
- Driveway & Double Garage
- South Facing Rear Garden
- Corner Plot
- Walking Distance To Kimberley Town Centre
- 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 - 28132636

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





**\*\*\*LIFE ON ONE LEVEL\*\*\*** Situated on a corner plot, and offered to the market with no upward chain, a spacious four bedroom detached bungalow in a sought after location in Watnall. Benefiting from two reception rooms, a generous plot with wrap around gardens, driveway and garage. Briefly comprising; entrance porch, dining hallway, lounge, dining kitchen, bathroom, separate wc, bathroom, and four bedrooms. Outside, driveway and garage, wrap around gardens including south facing rear garden. Located in a sought after position in Watnall, the property is within easy reach of Kimberley town centre catering for all day to day amenities and favoured school catchment. Nearby are excellent road links providing access to the surrounding towns and Nottingham city centre. Contact Watsons today to arrange a viewing.

#### Porch

Door to the front and door to the reception hall.

#### Reception Hall

4.13m x 3.75m (13' 7" x 12' 4") Sliding door cupboard, doors to the lounge, breakfast kitchen and inner lobby.

#### Lounge

7.38m x 4.07m (24' 3" x 13' 4") UPVC double glazed bay window to the front with integrated seating, uPVC double glazed window to the side, gas fire with ornate tiled surround & hearth and wooden fire place surround, radiator.

#### Breakfast Kitchen

4.46m x 3.37m (14' 8" x 11' 1") A range of matching wall & base units, work surfaces incorporating an inset stainless steel sink & drainer unit. Integrated electric oven, grill and hob. Plumbing for washing machine. Radiator, breakfast bar, door to the storage cupboard and doors to the rear garden. UPVC double glazed window to the side.

#### Inner Lobby

Doors to bedrooms 1, 2 & 4, WC and bathroom.

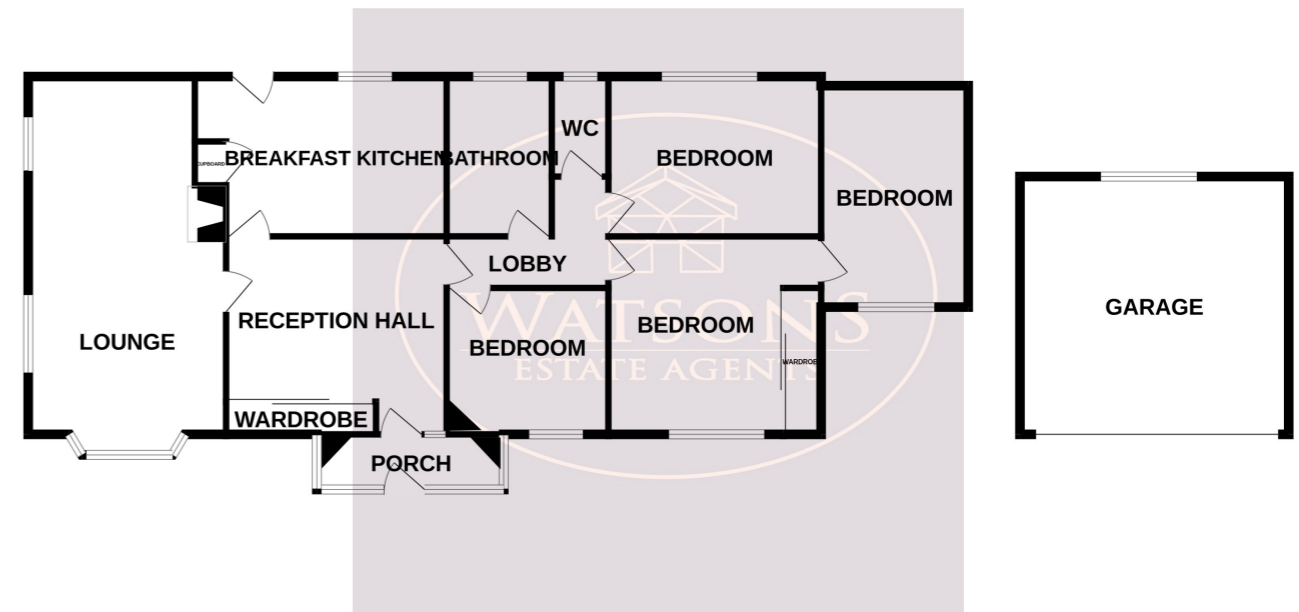
#### Bedroom 1

4.02m x 3.43m (13' 2" x 11' 3") UPVC double glazed window to the front, fitted sliding door wardrobe, radiator and door to bedroom 3.

#### Bedroom 3

2.83m x 2.83m (9' 3" x 9' 3") UPVC double glazed window to the front and radiator.

#### GROUND FLOOR



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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#### Bedroom 2

3.4m x 2.94m (11' 2" x 9' 8") UPVC double glazed window to the rear and radiator.

#### Bedroom 4

3.97m x 2.65m (13' 0" x 8' 8") UPVC double glazed window to the front and radiator.

#### WC

WC, pedestal sink unit and obscured uPVC double glazed window to the rear.

#### Bathroom

4 piece suite comprising WC, vanity sink unit, bath and shower cubicle. Traditional radiator and obscured uPVC double glazed window to the rear.

#### Outside

To the front and side of the property is a turfed lawn. Running alongside the property, a tarmac driveway provides ample off road parking and leads to the detached double garage with up & over door and power. The South facing rear garden comprises a paved patio, turfed lawn and aluminium storage shed.