

Deltic Close, Watnall, NG16 1GD

Offers Over £475,000



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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			
		73	82
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 - 27952490

- Detached Family Home
- 5 Bedrooms
- En Suite & Family Bathroom
- Downstairs WC
- Off Road Parking
- Private South Facing Rear Garden
- Sought After Cul De Sac Location
- Favoured School Catchment

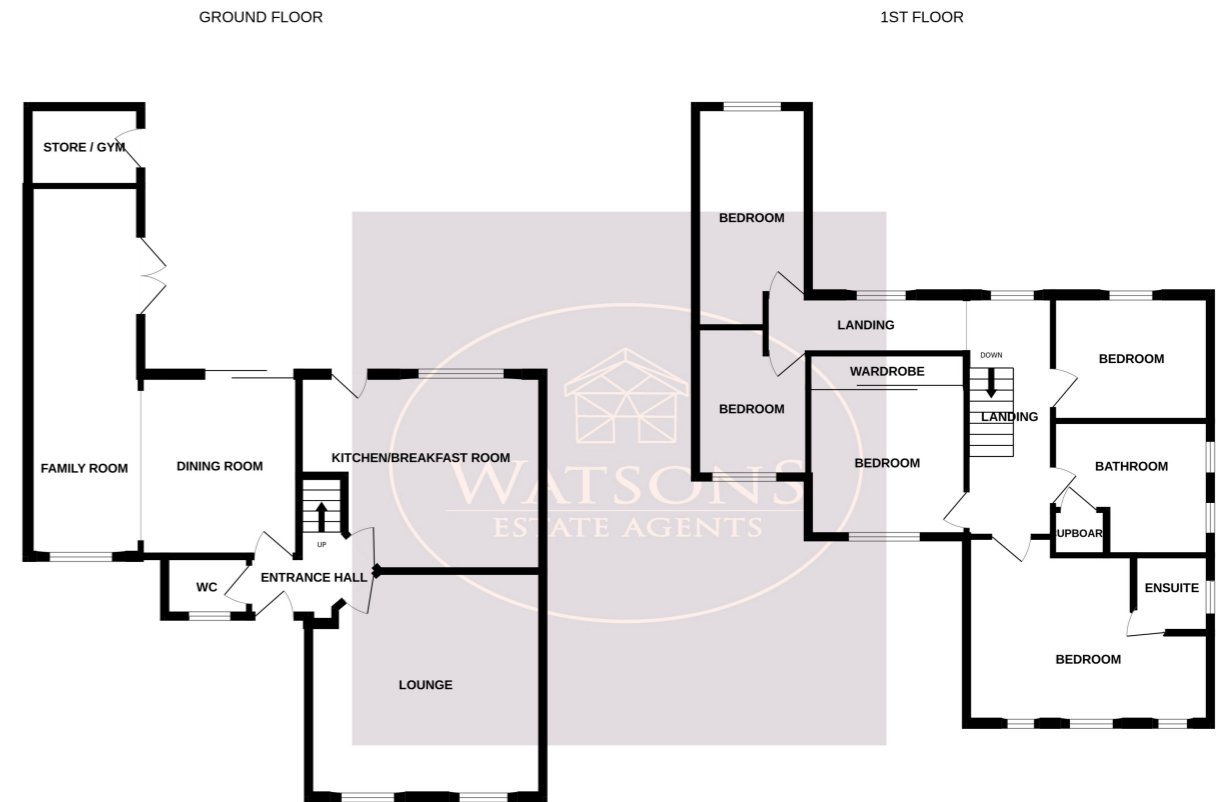
Our Seller says....

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.



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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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*****ROOM FOR ALL THE FAMILY***** An executive five bedroom detached family home located at the end of a quiet cul-de-sac, backing onto Watnall woods, and benefiting from three spacious reception rooms, five bedrooms, two bathrooms, and a private rear garden with entertaining area. Briefly comprising; entrance hallway, downstairs wc, lounge, kitchen/breakfast room, dining room, family room. To the first floor, five bedrooms, primary with en-suite, and family bathroom. Outside, driveway providing ample off road parking, and to the rear, a private rear garden with entertaining area and outside store/gym. Positioned at the end of a quiet cul-de-sac in the sought after area of Watnall, the property offers the best of both worlds, with peace and tranquility of Watnall woods behind, but amenities close by with Kimberley town centre a short drive away. There are nearby road links providing access to the surrounding towns and villages, along with Nottingham city centre. Family homes of this size and quality rarely come to the market, contact Watsons today to arrange your viewing.

Ground Floor

Entrance Hall

Entrance door to the front, stairs to the first floor, radiator and doors to the WC, lounge, breakfast kitchen and dining room.

WC

WC, vanity sink unit, obscured uPVC double glazed window to the front, heated towel rail and ceiling spotlights.

Lounge

4.58m x 4.49m (15' 0" x 14' 9") UPVC double glazed window to the front, feature fire place with inset space for fire, radiator.

Dining Room

3.29m x 3.17m (10' 10" x 10' 5") Radiator, wood effect laminate flooring, sliding patio doors to the rear garden and open to the family area.

Family Area

7.4m x 2.2m (24' 3" x 7' 3") UPVC double glazed window to the front, radiator, wood effect laminate flooring and French doors leading to the rear garden.

Breakfast Kitchen

4.42m x 4.33m (14' 6" x 14' 2") A range of matching wall & base units, work surfaces incorporating an inset sink & drainer unit. Integrated appliances to include: electric oven, dishwasher, washing machine, tumble dryer, coffee maker and wine cooler. Central island offering further storage space and inset induction hob. Plumbing and wiring for an American style fridge freezer. Tiled flooring with under floor heating, vertical radiator, uPVC double glazed window to the rear and door to the side.

First Floor

Landing

UPVC double glazed window to the front, access to the attic (fully boarded) and doors to all bedrooms and bathroom.

Primary Bedroom

4.72m x 3.98m (15' 6" x 13' 1") 3 uPVC double glazed windows to the front, radiator and door to the en suite.

En Suite

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

Bedroom 2

3.65m x 2.63m (12' 0" x 8' 8") UPVC double glazed window to the front, a range of fitted wardrobes and radiator.

Bedroom 3

3.025m x 2.54m (9' 11" x 8' 4") UPVC double glazed window to the rear and radiator.

Bedroom 4

4.23m x 2.21m (13' 11" x 7' 3") UPVC double glazed window to the rear and radiator.

Bedroom 5

3.16m x 2.6m (10' 4" x 8' 6") UPVC double glazed window to the front, ceiling spotlights and radiator.

Bathroom

4 piece suite in white comprising WC, vanity sink unit, bath and walk in shower with rainfall effect shower over. Ceiling spotlights, airing cupboard housing the boiler, heated towel rail and obscured uPVC double glazed window to the rear.

Outside

To the front of the property, are flower bed borders with a range of plants & shrubs, a block paved driveway provides ample off road parking. The South facing rear garden offers a good level of privacy and comprises a paved patio seating area giving access to the covered outside bar and barbecue area. Other features include a turfed lawn, flower bed borders with a range of plants & shrubs. The garden is enclosed by timber fencing to the perimeter with gated access to the side.