

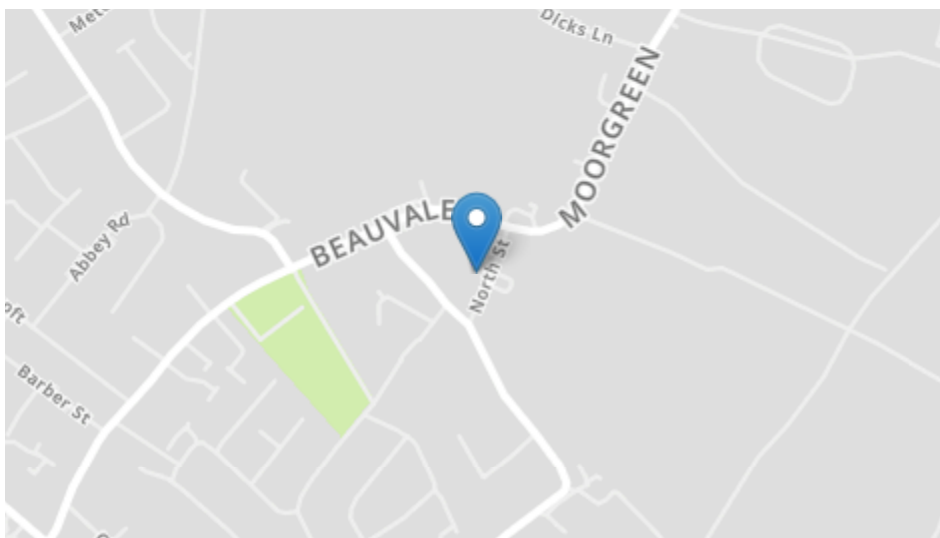
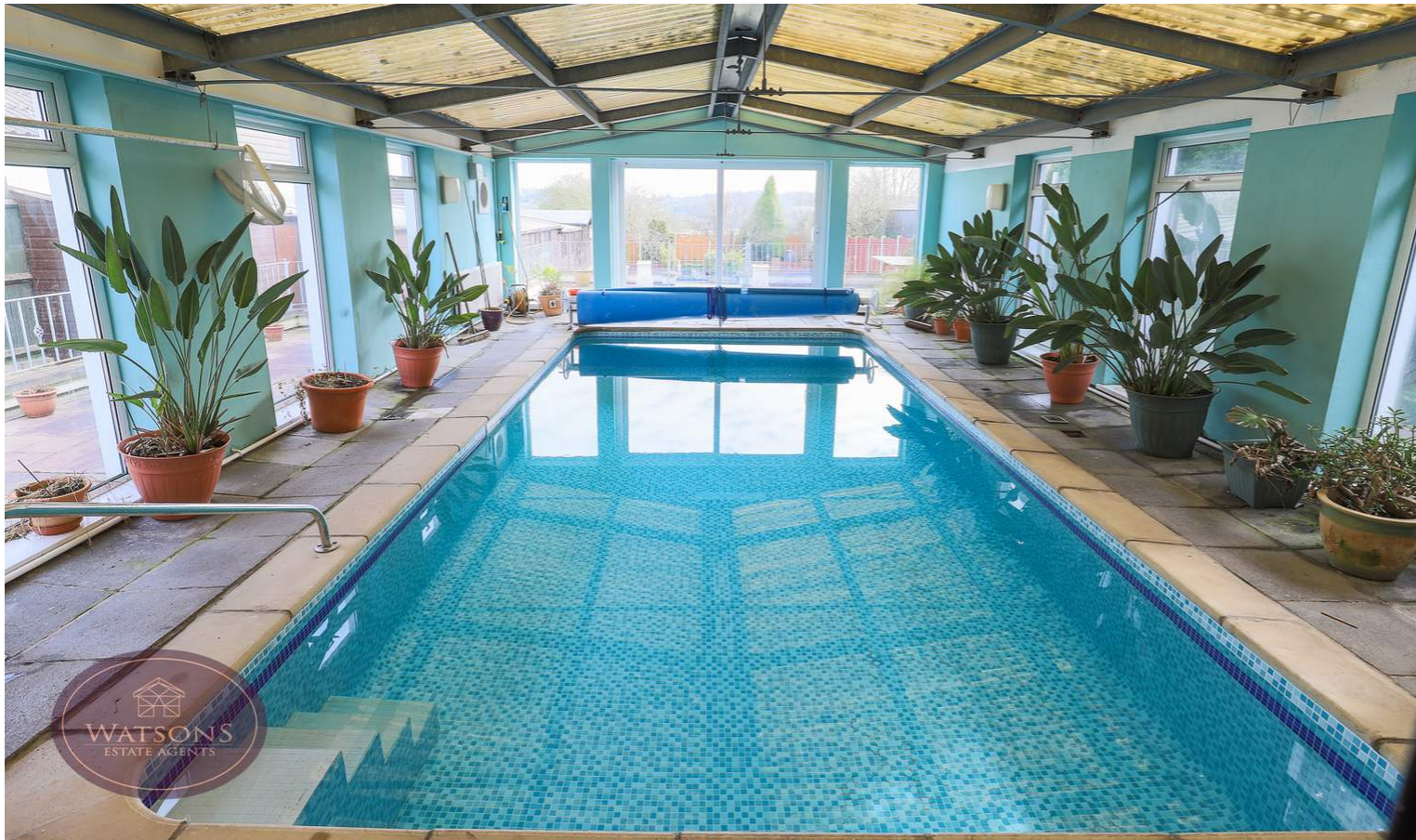
North Street, Newthorpe, NG16 2EW

£600,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	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			
		69	79
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 - 27447553

- Substantial Detached Family Home
- 6 Bedrooms
- Multiple Reception Rooms
- Breakfast Kitchen & Utility Room
- 3 Bath/Shower Rooms & Downstairs WC
- Swimming Pool, Sauna & Steam Room
- Ample Off Road Parking & Double Garage
- Private South Facing Garden with Views
- Outbuildings & Loft Room
- Sought After Residential Location

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.



40 Main Street, Kimberley, NG16 2LY
 www.watsons-residential.co.uk

0115 938 5577
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*** LIVE THE HIGH LIFE! *** With an abundance of living space, 6 bedrooms, luxury extras such as swimming pool, sauna, open views and heated driveway, buyers looking for their forever family home, need look no further! This exceptional home was built by the owner's family in the 1970's and is being offered for sale for the very first time. The lucky new owner will have scope to improve what is already a fabulous space, which simply must be seen to be appreciated. Call our team for more information or to book your viewing appointment.

Ground Floor

Porch
UPVC double glazed window and entrance door. Door to the entrance hall.

Entrance Hall
Stairs to the first floor, doors to the lounge, dining area, utility room and WC.

WC
WC, concealed cistern WC, vanity sink unit, ceiling spotlights and obscured uPVC double glazed window to the front.

Lounge
6.85m (into the bay) x 3.63m (22' 6" x 11' 11") UPVC double glazed bay window to the front, fitted units, warm air vent, gas fire and open access to the dining area and family room.

Family/Sitting Room
7.29m x 3.02m (23' 11" x 9' 11") UPVC double glazed window to the rear, fitted units, 2 warm air vents and open access to the kitchen, dining area & pool lobby.

Dining Area
3.98m x 3.59m (13' 1" x 11' 9") Fitted units, warm air vent and door to the kitchen.

Breakfast Kitchen
6.8m x 4.14m (22' 4" x 13' 7") A range of matching wall & base units, work surfaces incorporating a one & a half bowl stainless steel sink & drainer unit with waste disposal. Integrated appliances to include: waist height double oven with warming drawer, 5 ring gas hob with extractor over, fridge freezer and dishwasher. Breakfast bar, warm air vent, uPVC double glazed windows to the rear & side and doorway to the utility room.

Utility Room
4.22m x 2.65m (13' 10" x 8' 8") Wall & base units, work surfaces incorporating an inset Belfast sink, plumbing for washing machine, tiled flooring, door to the side lobby, cupboard housing the warm air heating system.

Side Lobby
UPVC double glazed windows, door to the side & door to the garage.

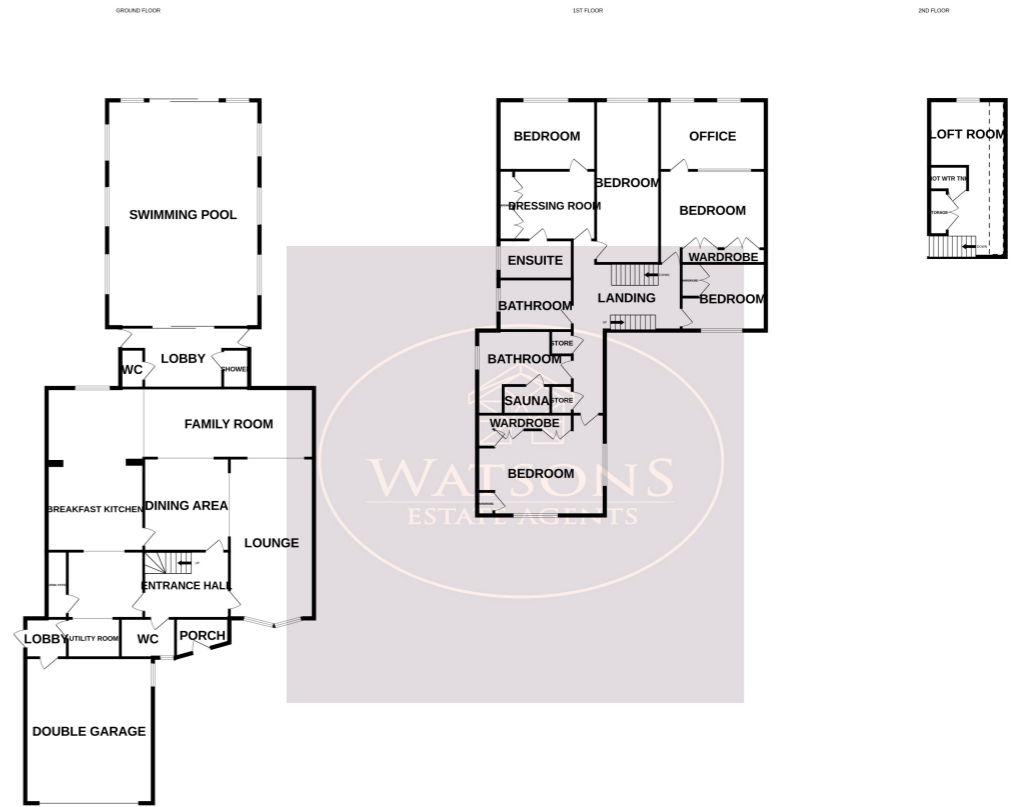
Pool Lobby
4.39m x 2.43m (14' 5" x 8' 0") Shower room (shower cubical with electric shower) WC, door to the side and sliding patio doors to the heated pool.

Swimming Pool
9.73m x 6.28m (31' 11" x 20' 7") Heated swimming pool (recently re lined) with retractable cover. UPVC double glazed windows to the side & rear, sliding patio doors leading to the rear garden, 4 radiators, poly carbonate roof.

First Floor
Landing
UPVC double glazed window to the side, airing cupboard housing the combination boiler, 2 radiators and doors to all bedrooms, shower room and bathroom. Stairs to the loft room.

Bedroom 1
5.29m x 4.33m (17' 4" x 14' 2") UPVC double glazed window to the front & side, a range of matching fitted furniture, 2 radiators.

Bedroom 2
7.08m x 2.9m (23' 3" x 9' 6") UPVC double glazed window to the rear, fitted wardrobe and radiator.



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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<p>Bedroom 3 4.73m x 3.5m (15' 6" x 11' 6") UPVC double glazed window to the side, fitted furniture, radiator and door to bedroom 4/office.</p>
<p>Bedroom 4/Office 4.9m x 3.2m (16' 1" x 10' 6") UPVC double glazed windows to the rear with open views. Fitted furniture, radiator.</p>
<p>Dressing Room 3.6m x 2.48m (11' 10" x 8' 1") UPVC double glazed window to the rear, radiator, fitted wardrobes, door to bedroom 5 & en suite.</p>
<p>En Suite 3 piece suite in white comprising WC, pedestal sink unit and shower cubicle with mains fed shower over. Obscured uPVC double glazed window to the side and radiator.</p>
<p>Bedroom 5 3.3m x 3.3m (10' 10" x 10' 10") UPVC double glazed window to the rear with open views and radiator.</p>
<p>Bedroom 6 3.28m x 2.57m (10' 8" x 8' 5") UPVC double glazed window to the front, fitted wardrobe, radiator.</p>
<p>Family Bathroom WC, vanity sink unit, bath, shower cubicle and bidet. Heated towel rail, extractor fan and obscured uPVC double glazed window to the side.</p>
<p>Shower Room Concealed cistern WC, vanity sink unit, shower cubicle, bidet, heated towel rail, ceiling spotlights, access to the attic, radiator, extractor fan & door to the sauna.</p>
<p>Second Floor</p>
<p>Loft Room UPVC double glazed window to the rear with open views. Eaves storage & cupboard housing the water tank.</p>
<p>Outside A driveway provides ample off road parking and leads to the double garage measuring 5.53m x 5.28m with remote controlled roll up door with power. The South facing rear garden has countryside open views, offers a good level of privacy and comprises a paved patio, artificial lawn and multiple out buildings/workshops with power. The garden is enclosed by timber fencing to the perimeter with gated access to the side.</p>