

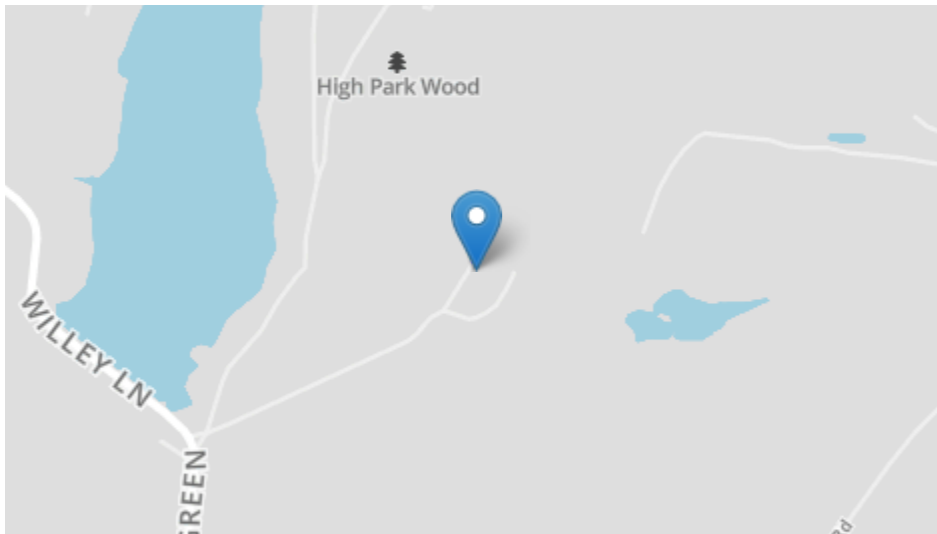
High Park Cottages, Moorgreen, NG16 3QZ

£450,000



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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 - 27594313

- 3 Storey End Terrace Property
- 4 Double Bedrooms
- 3 Reception Rooms
- Modern Fitted Kitchen
- Open Plan Lounge / Diner
- Generous Rear Garden With Summer House
- Semi Rural Location
- Easy Acces To M1 Motorway

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
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*** MORE THAN MEETS THE EYE *** Surrounded by woodland and located in a sought after area on the outskirts of Moorgreen, this beautifully presented 3 storey cottage is perfect for those looking for a more secluded life, with countryside walks right on the doorstep. Accommodation to the ground floor in brief comprises; entrance porch/laundry room, modern fitted kitchen, utility room, spacious lounge & dining area, separate family room and downstairs WC. Across the first & second floor are 4 DOUBLE BEDROOMS with three featuring views across the woodland along with a modern bathroom and ample storage. Externally to the side of the property is a gated driveway with parking for multiple cars and electric charging point, and a large landscaped rear garden which has been well maintained providing the perfect space to entertain & enjoy during the summer months. High Park Cottages offers a location to suit all with stunning scenery to explore right on the door step as well as conveniently located for access into the nearby towns of Eastwood and Kimberley. For those that commute, the M1 is within easy reach along with the A610. Rarely do we see properties like this come up for sale - this property is a MUST VIEW for any buyers wanting character as well as a semi rural location. Call our team today to arrange your viewing!

Ground Floor

Entrance Porch/Laundry Room

UPVC entrance door to to the side, uPVC double glazed windows to the side & rear, composite door to the kitchen, tiled floor, plumbing for washing machine, space for tumble dryer, combination boiler and radiator.

Kitchen

4.16m x 3.85m (13' 8" x 12' 8") A range of modern farmhouse style wall & base units, solid wood work surfaces incorporating an inset Belfast sink, space for a range cooker with extractor over, tiled floor, uPVC double glazed window to the front, door to the utility room and lounge.

Utility Room

2.43m x 1.68m (8' 0" x 5' 6") a range of matching wall & base units, worksurfaces incorporating an inset stainless steel sink with draining unit, space for American fridge freezer, tiled floor, radiator, tiled floor and uPVC window to the side.

Lounge Diner

Dining room measuring 4.9m x 3.11m (16' 1" x 10' 2") opening up to the lounge measuring 3.84m x 3.68m (12' 7" x 12' 1"). Solid wood floor throughout, 2 radiators, inglenook fireplace with multifuel burner, uPVC double glazed window to the front, uPVC double glazed sliding patio doors leading to the rear garden, and doors to the, kitchen, lobby under stair storage and stairs leading to the first floor.

Inner Hallway

Doors to the lounge diner, family room and downstairs WC.

WC

WC, vanity sink unit, chrome heated towel rail and tiled floor.

Family Room

3.73m x 3.54m (12' 3" x 11' 7") Laminate wood flooring, radiator, uPVC door to the outside front and uPVC double glazed French doors to the outside rear garden.

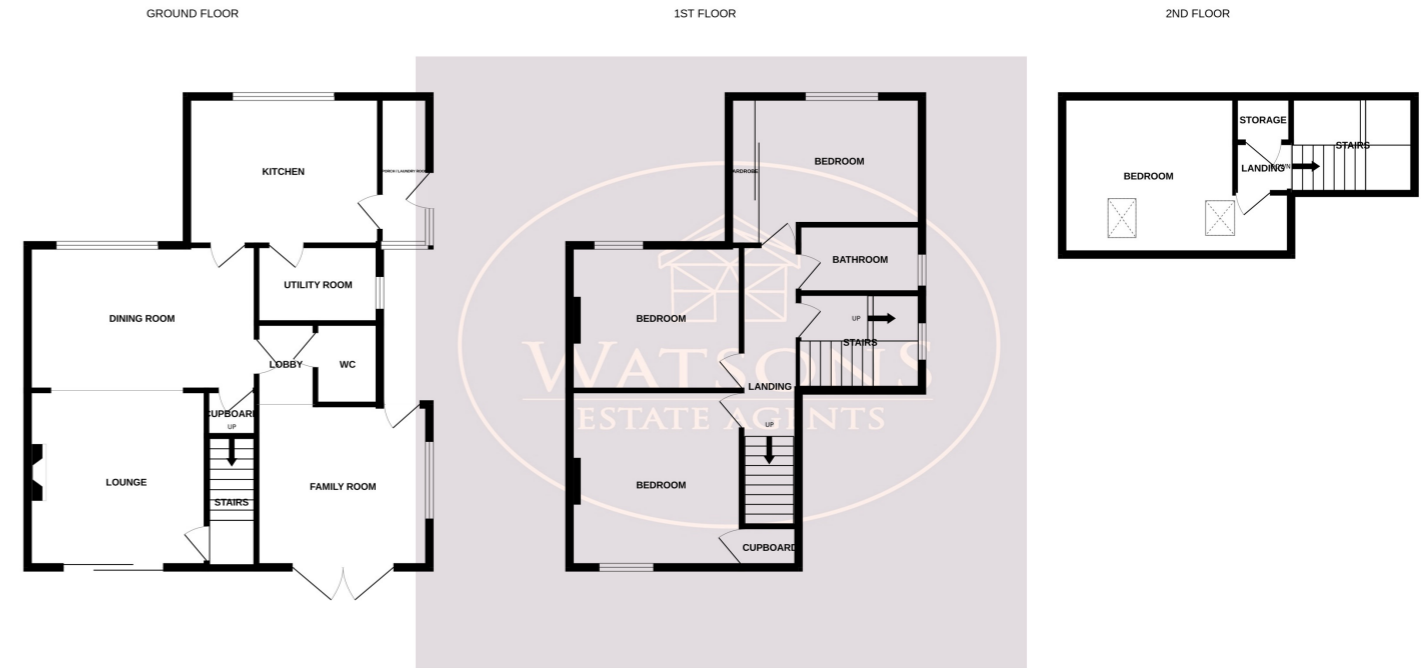
First Floor

Landing

UPVC double glazed window to the side, radiator, doors to bedrooms 1, 2, 3 & bathroom, stairs to the second floor.

Bedroom 1

3.88m x 3.66m (12' 9" x 12' 0") UPVC window to the rear, radiator and storage cupboard.



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

3.92m x 3.13m (12' 10" x 10' 3") UPVC window to the front and radiator.

Bedroom 3

3.63m x 3.18m (11' 11" x 10' 5") UPVC window to the front with woodland views, fitted sliding door wardrobe and radiator.

Bathroom

White 3 piece suite comprising of WC, vanity sink unit, and panelled bath with electric shower over. UPVC double glazed window to the side, chrome heated towel rail and spotlights.

Second Floor

Landing

Stairs to first floor and door to storage cupboard and bedroom 4.

Bedroom 4

4.45m x 3.29m (14' 7" x 10' 10") Sloped ceiling, 2 x skylight to the rear, radiator and laminate wood flooring.

Outside

Timber gates to the side of the property providing access to the entrance door, a paved driveway with space for 4 to 5 cars and electric charger unit. The rear garden is enclosed by a mixture of timber fences & hedges and comprises of paved patio area, turfed lawn, flower beds with mature trees, shrubs & flowers, brick built out house, timber shed and summer house.