

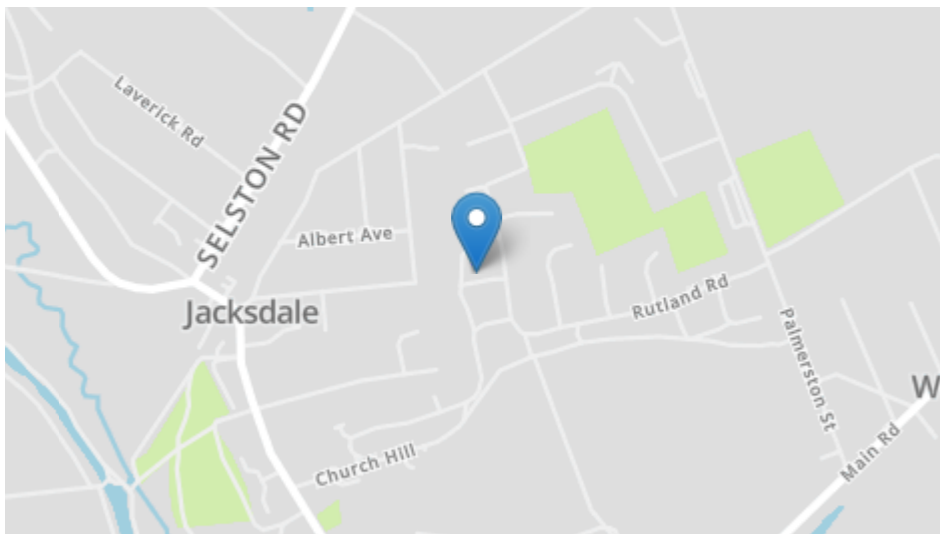
Kent Avenue, Jacksdale, NG16 5LS

Offers Over £290,000



Kent Avenue, Jacksdale, NG16 5LS

Offers Over £290,000



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			
		73	84
England, Scotland & Wales		EU Directive 2002/91/EC	



- Extended Detached Home
- 3 Bedrooms
- Open Plan Dining/Kitchen/Family Area
- Downstairs WC & Utility Area
- Newly fitted Kitchen & Bathroom
- South West Facing Rear Garden
- Generous Off Street Parking & Garage
- Viewing A Must!

Our Seller says....

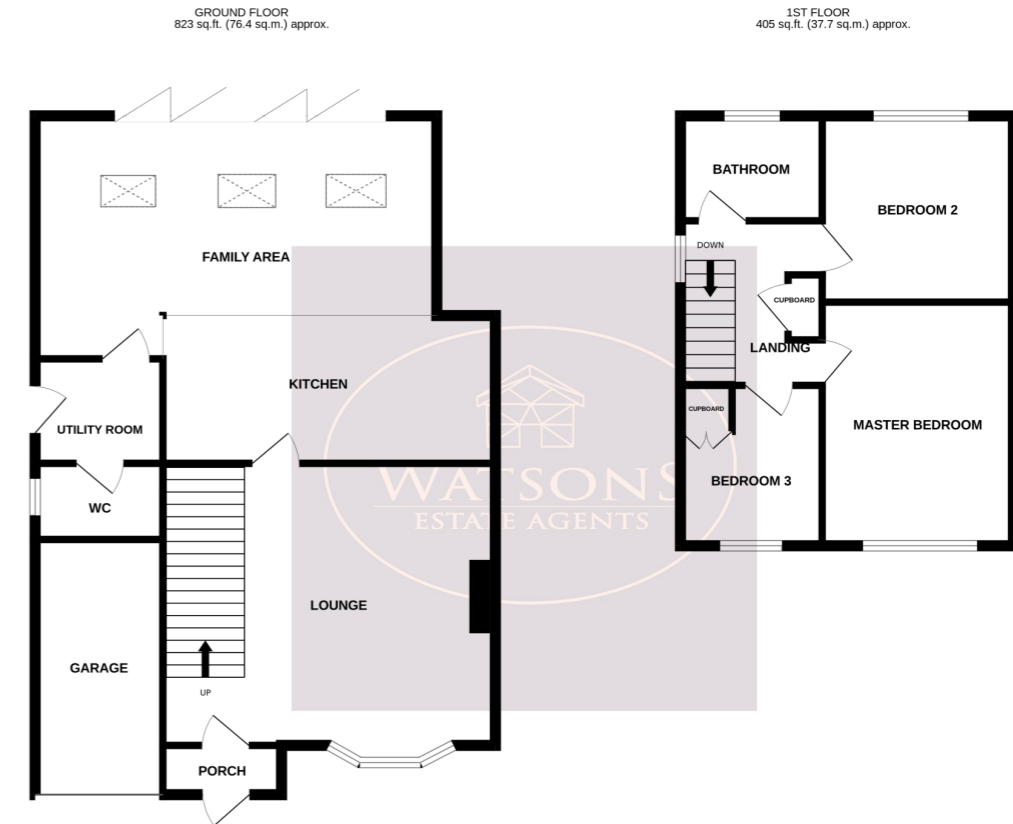
want to view?
 Call us on 0115 938 5577
 Our lines are open 8am - 8pm
 7 Days a week
 or email
 mail@watsons-residential.co.uk
 Ref - 26587057

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



*****SIMPLY STUNNING ***** This 3 bedroom detached home is tucked away at the end of a quiet cul-de-sac in Jacksdale. Immaculately presented throughout and extended to the rear to provide plenty of space for all the family. In brief, the ground floor accommodation comprises: Entrance porch, utility room, WC, lounge with stairs to the first floor, and a superb open plan kitchen, dining area & living space with bi folding doors leading out to the rear garden. The kitchen features contemporary grey units with copper accents and complimentary work surfaces. On the first floor, the landing leads to the 3 bedrooms and family bathroom which is fitted with a stylish white suite contrasted by black hardware. The property has been tastefully decorated and would suit a buyers looking for a turn key home. Outside, to the front of the property, a driveway provides generous off street parking and leads to a single garage. The southwest-facing rear garden has a large paved patio area which fuses seamlessly with the open plan living space when the bi folding doors are fully opened. Steps lead to a turfed lawn, enclosed by timber fencing making this a safe and secure place for the children to play. For more information, or to book a viewing appointment, call our team.

Ground Floor

Porch

Composite entrance door to the front, tiled flooring and uPVC double glazed door to the lounge.

Lounge

5.44m x 4.59m (17' 10" x 15' 1") UPVC double glazed bay window to the front, stairs to the first floor, 2 radiators and door to the kitchen.

Kitchen Area

5.54m wall to wall x 2.41m (6.37m max) (18' 2" x 7' 11") A range of matching contemporary grey wall & base units with complimentary copper accents and work surfaces incorporating an inset sink & drainer unit. Integrated appliances include: waist height double electric oven, dishwasher, inset induction hob and wine cooler. The central island unit provides further drawer space and breakfast bar seating for four. Plumbing and wiring for an American style fridge freezer, integrated Worcester Bosch combination boiler, luxury vinyl tiled flooring, ceiling spotlights.

Dining & Family Area

6.6m x 3.66m (21' 8" x 12' 0") Vertical radiator, 3 velux windows, luxury vinyl flooring, bi folding doors with integrated blinds leading to the rear garden. Door to the utility room.

Utility Room

1.99m x 1.71m (6' 6" x 5' 7") Belfast sink, plumbing for washing machine, luxury vinyl flooring, ceiling spotlights, extractor fan and doors to the side & WC.

WC

WC, pedestal sink unit, heated towel rail and obscured uPVC double glazed window to the side.

First Floor

Landing

UPVC double glazed window to the side, storage cupboard, radiator and doors to all bedrooms and bathroom.

Bedroom 1

3.98m x 3.09m (13' 1" x 10' 2") UPVC double glazed window to the front and radiator.

Bedroom 2

3.26m x 3.09m (10' 8" x 10' 2") UPVC double glazed window to the rear, wall panelling and radiator.

Bedroom 3

2.92m x 2.3m (9' 7" x 7' 7") UPVC double glazed window to the front, wall panelling, storage cupboard and radiator.

Bathroom

3 piece suite in white comprising WC, pedestal sink unit and bath with dual rainfall effect shower over. Heated towel rail and obscured uPVC double glazed window to the rear.

Outside

To the front of the property is a tarmac and gravel driveway providing ample off road parking leading to the single garage with up & over door and power. The driveway is enclosed by composite fencing to the perimeter. The South West facing, low maintenance rear garden comprises a porcelain paved patio with steps leading to a turfed lawn. The garden is enclosed by timber fencing to the perimeter with gated access to the side.