

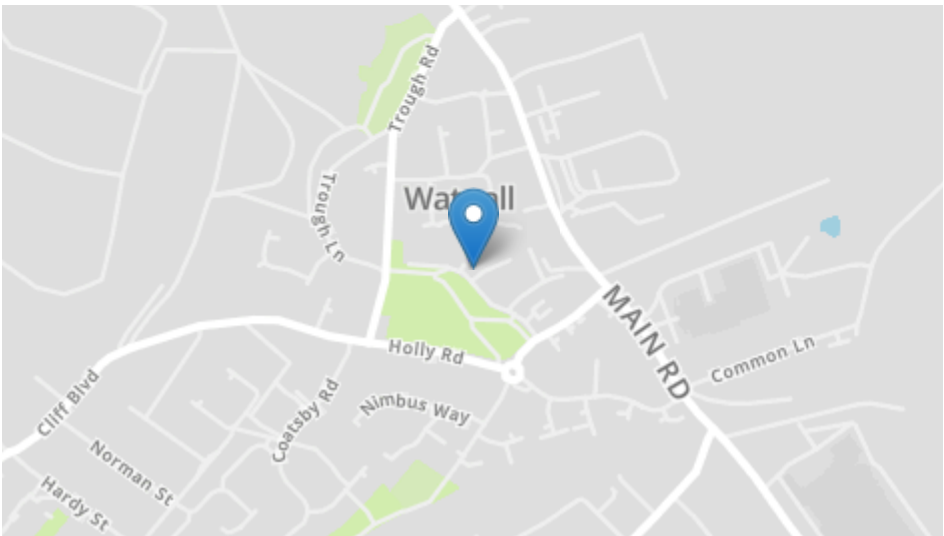
Deeley Close, Watnall, NG16 1FY

Guide Price £400,000



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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		
	74	83
England, Scotland & Wales	EU Directive 2002/91/EC	



- Detached Family Home
- 5 Bedrooms
- 2 Reception Rooms
- En Suite & Family Bathroom
- Downstairs WC
- Off Road Parking & Garage
- Open Views to the Front Over Watnall Green
- Favoured School Catchment
- Short Drive To Kimberley Town Centre

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 - 29952112

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



*** GUIDE PRICE £400,000 - £425,000 *** ** DEELEY DELIGHT! ** This 5 bed detached property in the much favoured village of Watnall enjoys easy access to amenities and countryside alike, whilst families will particularly appreciate the favoured school catchments. The accommodation has been refurbished to a high standard throughout and comprises in brief: entrance hall to downstairs wc, dining kitchen, dining room & lounge which overlook the rear garden. Upstairs landing to the 5 bedrooms (en suite to primary), with 4 being double, and the family bathroom. Outside, the lawned rear is a good size for a modern property and there is parking provision to the front with driveway & garage. The desirable village location has easy access to amenities and is also commutable to Nottingham City Centre. All the hard work has been done by the seller to present this superb family home to a high standard which means the lucky buyer can move in with peace of mind. CCall us now on 01159385577 (option 1) to arrange a viewing.

Ground Floor

Storm Porch

Door to the entrance hall.

Entrance Hall

Ceiling spotlights, radiator, stairs to the first floor, under stairs storage cupboard, wood effect laminate flooring and doors to the dining kitchen, dining room and WC.

WC

Obscured uPVC double glazed window to the front, WC, vanity sink unit, ceiling spotlights and radiator.

Dining Room

3.28m x 2.6m (10' 9" x 8' 6") Wood effect laminate flooring, radiator, open to the lounge and French doors to the rear garden.

Lounge

4.49m x 3.25m (14' 9" x 10' 8") UPVC double glazed window to the rear and radiator.

Dining Kitchen

4.95m x 3.49m (16' 3" x 11' 5") A range of matching high gloss wall & base units, work surfaces incorporating an inset sink & drainer unit with flexi tap. Integrated appliances to include: double electric oven & 5 ring gas hob with extractor over and microwave. Plumbing for washing machine, tiled flooring, ceiling spotlights, vertical radiator and uPVC double glazed bay window to the front.

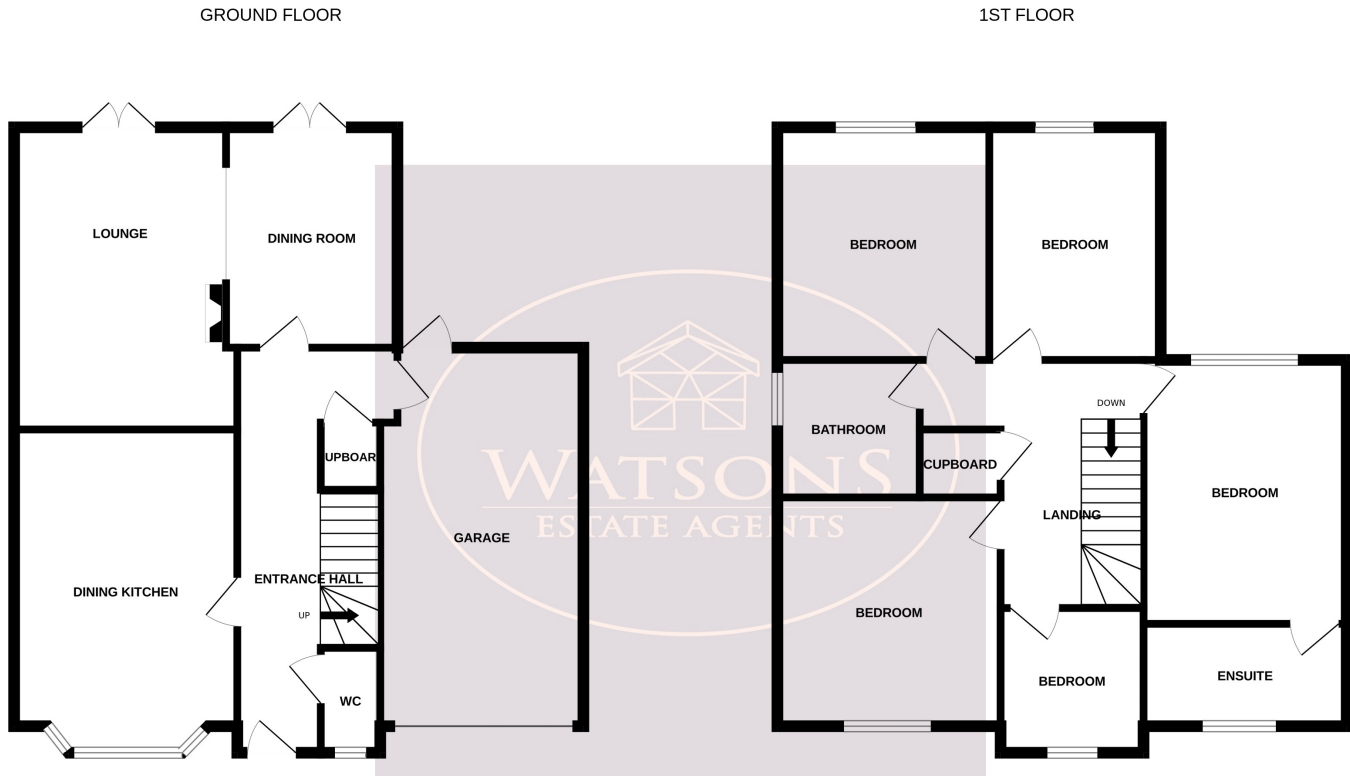
First Floor

Landing

Airing cupboard housing the hot water tank, access to the attic, radiator and doors to all bedrooms and bathroom.

Primary Bedroom

4.14m x 3.17m (13' 7" x 10' 5") UPVC double glazed window to the rear, radiator and door to the en suite.



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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En Suite

3 piece suite in white comprising WC, vanity sink unit and shower cubicle with mains fed dual rainfall effect shower. Heated towel rail, extractor fan, ceiling spotlights and obscured uPVC double glazed window to the front.

Bedroom 2

3.57m x 3.24m (11' 9" x 10' 8") UPVC double glazed window to the rear, wood effect laminate flooring and radiator.

Bedroom 3

3.24m x 3.14m (10' 8" x 10' 4") UPVC double glazed window to the front, wood effect laminate flooring and radiator.

Bedroom 4

3.48m x 2.6m (11' 5" x 8' 6") UPVC double glazed window to the front, wood effect laminate flooring and radiator.

Bedroom 5

2.61m x 2.0m (8' 7" x 6' 7") UPVC double glazed window to the front, wood effect laminate flooring and radiator.

Bathroom

3 piece suite in white comprising WC, vanity sink unit and bath with mains fed dual rainfall effect shower over. Heated towel rail, extractor fan, ceiling spotlights and obscured uPVC double glazed window to the side.

Outside

To the front of the property is a turfed lawn. A tarmacadam driveway provides ample off road parking leading to the garage measuring 5.56m x 3.1m with up & over door and power and housing the boiler. The rear garden comprises a turfed lawn, external tap and is enclosed by timber fencing to the perimeter with gated access to the side.

Agents Note

The seller has provided us with the following information: the boiler is located in the garage and is 2 and a half years old.