

Main Road, Watnall, NG16 1HS

£475,000



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	57	74
England, Scotland & Wales	EU Directive 2002/91/EC	



- 17th Century Semi Detached Cottage
- 4 DOUBLE Bedrooms
- 3 Reception Rooms & Garden Room
- 1st Floor Shower Room & Bathroom
- Downstairs WC & Study
- South West Facing Rear Garden
- Off Road Parking & Garage
- Sought After Location with Countryside Nearby
- Character & Charm Throughout
- No Upward Chain

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 - 28795813

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





\*\*\* INTRODUCING 'VIRGINIA COTTAGE' \*\*\* Watsons are excited to present this prominent home in the village of Watnall which dates back to the 17th century. Sympathetically maintained, it has all the character you would expect, but is surprisingly functional, boasting 4 DOUBLE bedrooms, 3 reception rooms and multiple wash facilities. The desirable location enjoys beautiful countryside walks, yet still has easy access to a wealth of amenities & transport links, so you have the best of both worlds. The accommodation in brief comprises: lounge, dining room, garden room, kitchen, snug, study, utility room & wc on the ground floor, with a cellar below. Upstairs, the landing leads to 3 double bedrooms, with one benefiting from the Jack & Jill bathroom, whilst there is a separate shower room and stairs which lead up to a further particularly generous double bedroom on the 2nd floor. Outside does not disappoint, with a generous lawned rear where there is a detached double garage along with off street parking, as well as a further brick built outbuilding. It has a high level of privacy and being South West-facing, it is a great space to enjoy the Spring & Summer. A well-tended lawned garden is a fitting tribute to this unique family home. This is a tremendous opportunity for a family looking for something special, to make it another much-loved long term home, so call us now to arrange a viewing.

Ground Floor

Lounge

4.62m x 3.97m (15' 2" x 13' 0") Wooden entrance door to the front, solid wood double glazed window to the front with secondary glazing, radiator, feature stone wall, brick built fire place, ceiling beams and open to the dining room.

Dining Room

3.13m x 2.47m (10' 3" x 8' 1") Exposed ceiling beams, open to the garden room and door to the kitchen.

Garden Room

5.31m x 2.73m (17' 5" x 8' 11") UPVC double glazed windows to the rear & side, radiator and feature ceiling beams.

Kitchen

3.6m x 2.79m (11' 10" x 9' 2") A range of matching wall & base units, work surfaces incorporating an inset one & a half sink & drainer unit with flexi tap. Further pull out work surfaces, integrated dishwasher & fridge, uPVC double glazed window to the front, radiator and exposed ceiling beams.

Lobby

Doors to the snug, utility room, downstairs WC, stairs to the first floor, understairs storage and uPVC double glazed by window to the rear.

Snug

4.75m (3.92m min) x 4.23m (15' 7" x 13' 11") 2 wooden double glazed window to the front with integrated shutter blinds, stone fire place with inset open fire, 2 radiators, feature ceiling beams and doors to the study and cellar.

Study

3.88m x 2.54m (12' 9" x 8' 4") UPVC double glazed window to the rear, a range of fitted furniture including a bar area, radiator.

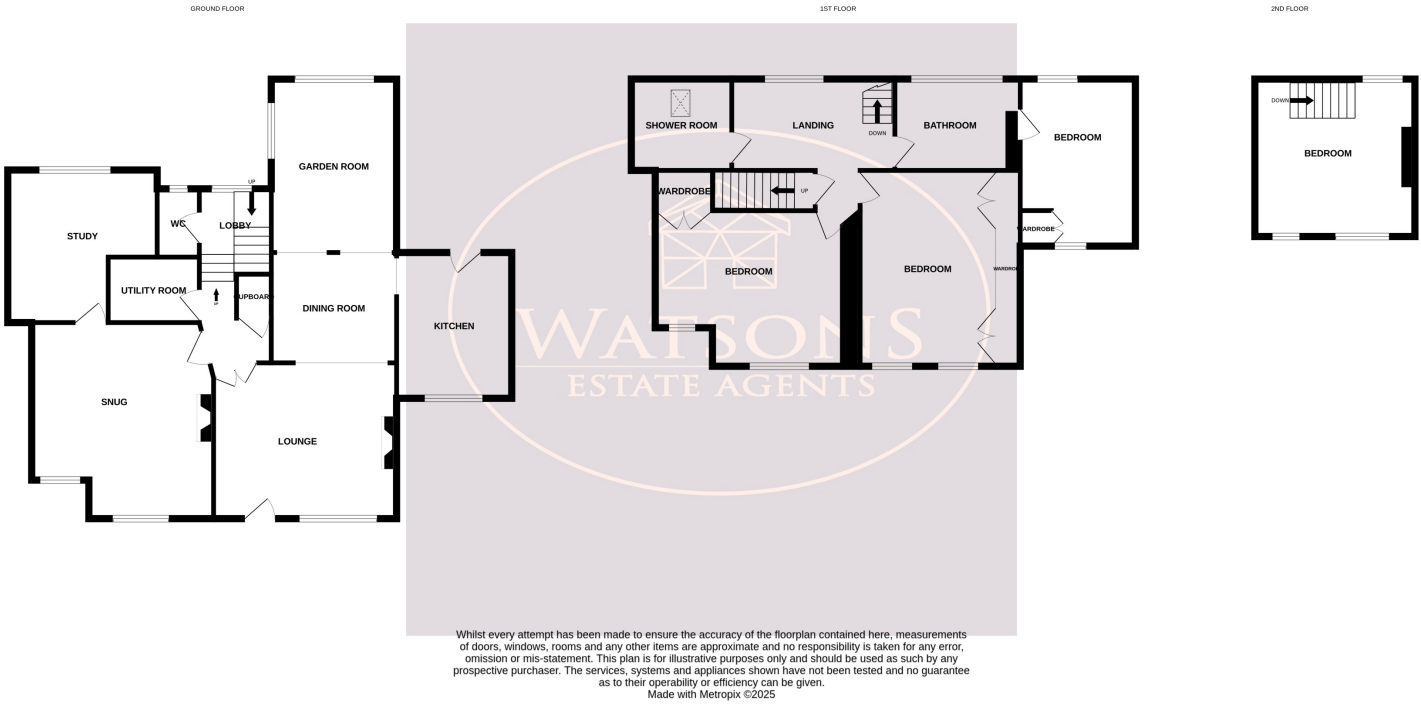
Utility Room

2.26m x 1.65m (7' 5" x 5' 5") Plumbing for washing machine, extractor fan and wood effect laminate flooring.

WC

WC, wall mounted sink, chrome heated towel rail/radiator and obscured uPVC double glazed window to the rear.

Cellar



First Floor

Landing

UPVC double glazed window to the rear, radiator, stairs up to bedroom 2 and doors to bedrooms 1, 3 & 4, family bathroom and shower room. Radiator.

Bedroom 1

4.3m x 3.9m (14' 1" x 12' 10") 2 uPVC double glazed windows to the front with integrated shutter blinds, a range of fitted furniture incorporating an vanity sink unit. Radiator.

Bedroom 3

3.86m (3.04m min) x 3.78m (12' 8" x 12' 5") UPVC double glazed window to the front with integrated shutter blinds, exposed ceiling beams, radiator and built in double wardrobe.

Bedroom 4

3.55m x 2.53m (11' 8" x 8' 4") UPVC double glazed windows to the front & rear, radiator, airing cupboard housing the hot water tank and door to the Jack & Jill bathroom.

Jack & Jill Bathroom

4 piece suite in white comprising: concealed cistern WC, vanity sink unit with table top sink, bath with mains fed shower over and bidet. Chrome heated towel rail, radiator and uPVC double glazed window to the rear.

Shower Room

3 piece suite in white comprising WC, vanity sink unit and walk in shower with electric shower over. Heated towel rail, velux window, ceiling spotlights and access to the attic.

Second Floor

Bedroom 2

3.86m x 3.69m (12' 9" x 12' 1") UPVC double glazed windows to the front & rear, radiator, feature circular window, exposed ceiling beams and access to the attic.

Outside

To the front of the property is a turfed lawn, flower bed borders with a range of plants & shrubs and is palisaded by original stonework to the front. The South West facing rear garden offers a good level of privacy and comprises a turfed lawn, flower bed borders with a range of plants & shrubs, an allotment area, 2 brick built outhouses, external tap and is enclosed by wall & timber fencing to the perimeter with gated access to the rear leading to the 2 parking spaces and detached garage with up & over door, power and with storage space to the rear.