

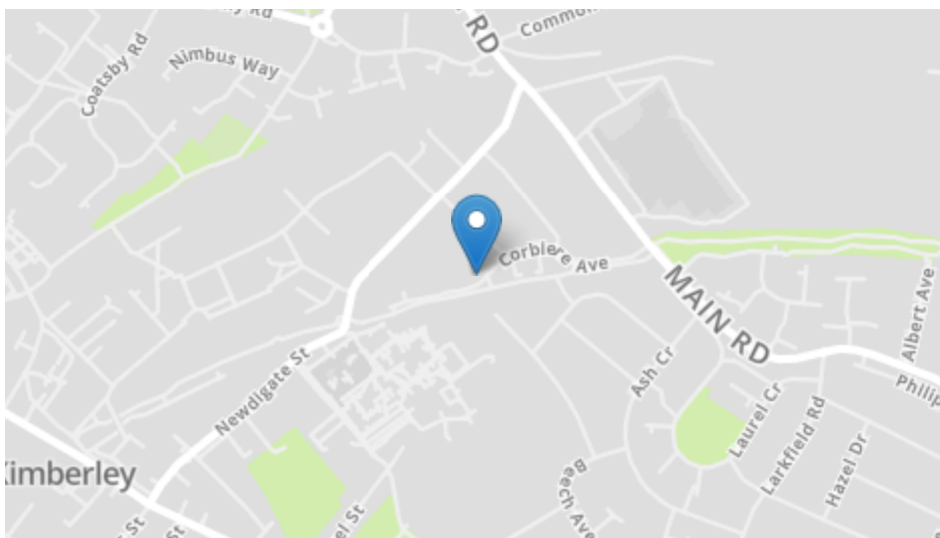
Corbiere Avenue, Watnall, NG16 1JR

Offers Over £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			
		70	84
England, Scotland & Wales		EU Directive 2002/91/EC	



- Detached Family Home
- 4 Bedrooms
- 2 Reception Rooms
- Downstairs WC & Utility Room
- En Suite & Family Bathroom
- Driveway & Garage
- Private Rear Garden
- Cul De Sac Location
- Walking Distance To Kimberley Town Centre
- Favoured School Catchments

Our Seller says....

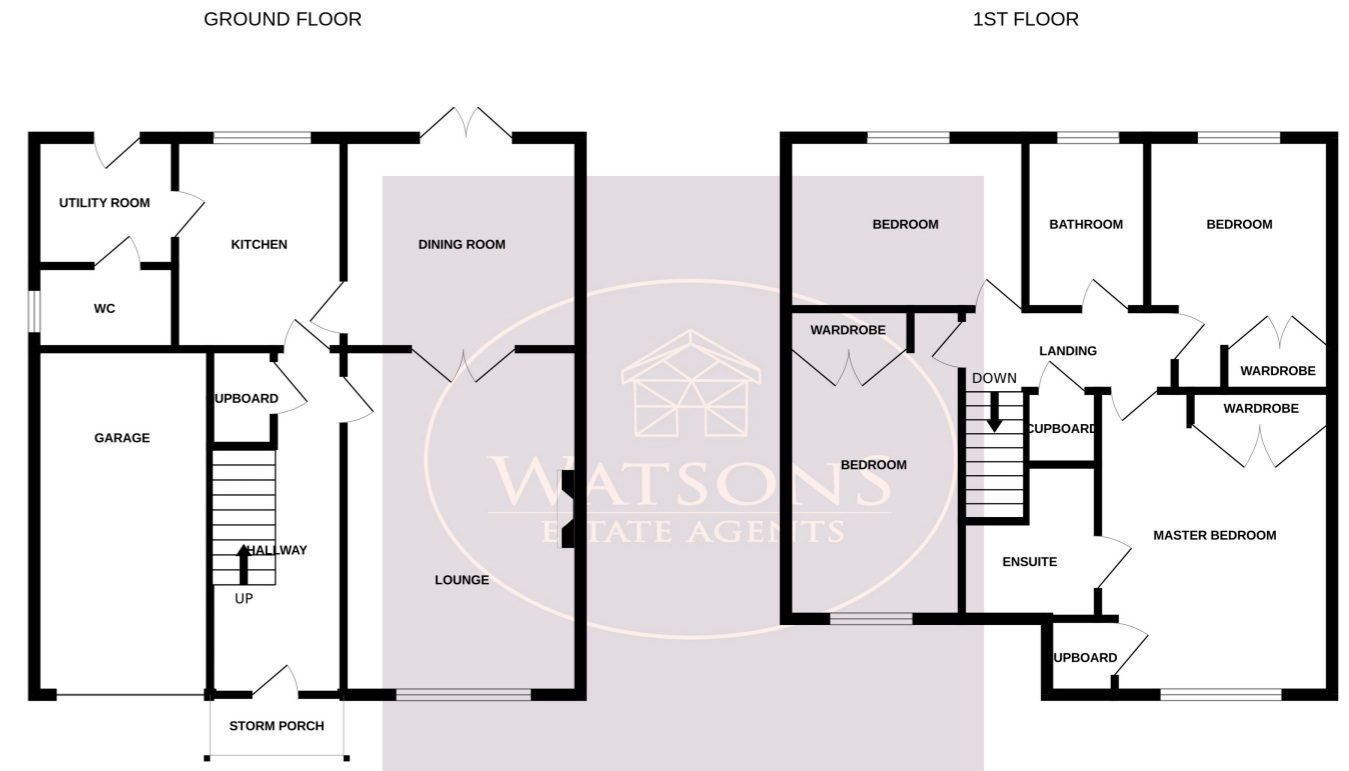
want to view?
 Call us on 0115 938 5577
 Our lines are open 8am - 8pm
 7 Days a week
 or email
 mail@watsons-residential.co.uk
 Ref - 27910287

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



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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*****PERFECT FAMILY HOME IN WATNALL***** A spacious and well presented four bedroom detached family home located on this desirable cul de sac in Watnall. Benefiting from two reception rooms, private garden and garage. Briefly comprising; entrance hallway, lounge, dining room, kitchen, utility room, downstairs WC. Upstairs, four well proportioned bedrooms, primary with en-suite, and family bathroom. Outside, to the front is a driveway providing off road parking and garage, whilst to the rear is a privately enclosed garden. Located in the popular area of Watnall, the property lies within walking distance to Kimberley town centre which offers an array of shops and amenities including favoured schools, pubs and restaurants. Nearby road links provide ease of access to the surrounding towns, along with Nottingham City Centre. Call Watsons today to arrange your viewing.

Ground Floor

Storm Porch

Door to the entrance hall.

Entrance Hall

Stairs to the first floor, wood effect laminate flooring, radiator, under stairs storage cupboard and doors to the lounge and dining kitchen.

Lounge

5.06m x 3.31m (16' 7" x 10' 10") UPVC double glazed window to the front, 2 radiators, wood effect laminate flooring, real flame gas fire with fireplace surround. French doors to the dining room.

Dining Room

3.46m x 3.09m (11' 4" x 10' 2") Wood effect laminate flooring, radiator and door to the breakfast kitchen and French doors to the rear garden.

Breakfast Kitchen

3.36m x 3.09m (11' 0" x 10' 2") A range of matching wall & base units, work surfaces incorporating an inset one & a half bowl stainless steel sink & drainer unit. Integrated electric oven & gas hob with extractor over. Radiator, ceiling spotlights, tiled flooring, radiator and door to the utility room.

Utility Room

2.05m x 1.87m (6' 9" x 6' 2") A range of matching wall & base units, Plumbing for washing machine and tumble dryer. Tiled flooring and doors to the WC and rear garden.

WC

WC, pedestal sink unit, radiator and obscured uPVC double glazed windows to the side.

First Floor

Landing

Airing cupboard housing the hot water tank, access to the attic (fully boarded with power) and doors to all bedrooms and bathroom.

Primary Bedroom

4.74m x 3.44m (15' 7" x 11' 3") UPVC double glazed window to the front, radiator, ceiling spotlights, built in wardrobe, storage cupboard and door to the en suite.

En Suite

3 piece suite in white comprising WC, pedestal sink unit and shower cubicle. Obscured uPVC double glazed window to the front, extractor fan, radiator and ceiling spotlights.

Bedroom 2

3.71m to the front of the wardrobes x 2.5m (12' 2" x 8' 2") UPVC double glazed window to the front, built in wardrobe, radiator and wood effect laminate flooring.

Bedroom 3

3.49m x 2.3m (11' 5" x 7' 7") UPVC double glazed window to the rear, radiator and ceiling spotlights.

Bedroom 4

2.81m to the front of the wardrobes x 2.44m (9' 3" x 8' 0") UPVC double glazed window to the rear, built in wardrobe and radiator.

Bathroom

3 piece suite comprising WC, pedestal sink unit and bath with shower over. Radiator, obscured uPVC double glazed window to the rear and tiled flooring.

Outside

To the front of the property is a turfed lawn and flower bed borders with a range of plants & shrubs. A tarmac driveway provides off road parking leading to the integral garage with up & over door and power. The rear garden offers a good level of privacy and comprises a turfed flower, gravel borders with a range of mature plants, shrubs & trees. Other features include a timber built summer house with light and power, 2 external power points and timber decking seating area. The garden is enclosed by timber fencing to the perimeter with gated access to the side.