

Nimbus Way, Watnall, NG16 1FP

Offers Over £475,000



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



- Detached Family Home
- 4 Bedrooms
- 2 Reception Rooms
- Newly Fitted Dining Kitchen
- En Suite & Family Bathroom
- Downstairs WC
- Driveway & Double Garage
- West Facing Rear Garden
- Favoured School Catchment

Our Seller says....

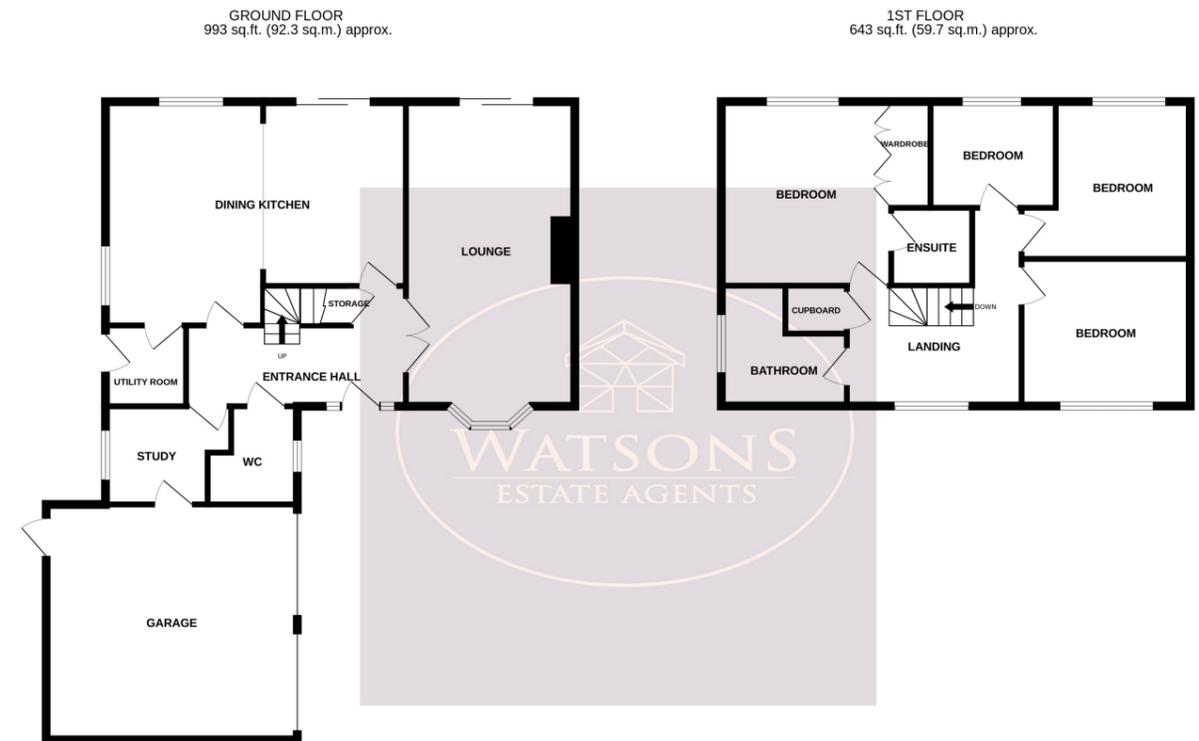
want to view?
 Call us on 0115 938 5577
 Our lines are open 8am - 8pm
 7 Days a week
 or email
 mail@watsons-residential.co.uk
 Ref - 27449030

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



TOTAL FLOOR AREA: 1636 sq.ft. (152.0 sq.m.) approx.
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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*** SHOWHOME CONDITION! *** We believe the first to view this 4 bedroom detached home will buy! Sitting on a corner plot in a particularly desirable part of Watnall, with great space inside & out as well as favoured school catchments, it is IDEAL FOR FAMILIES. The accommodation is immaculate throughout and comprises in brief: entrance hall, downstairs wc, lounge, open plan dining kitchen, utility room, study, upstairs landing to the 4 bedrooms (en suite to primary) and family bathroom. Outside, the rear garden is West-facing and has been made to be very low maintenance with a paved patio, artificial lawn as well as a fish pond which is economically heated by an air source heat pump. There is good off street parking available to the front and a double garage. The nearby Watnall Green is a great space for kids to enjoy the Summer months and there are some beautiful countryside walks nearby too. However, there is still a wide range of amenities nearby in Kimberley Town Centre and easy access to the M1 motorway. Call our sales team now to arrange a viewing.

Ground Floor

Entrance Hall

Composite entrance door to the front, luxury vinyl tiled flooring, stairs to the first floor, understairs storage and doors to the lounge, dining room, study and WC.

WC

WC, wall mounted sink, radiator and obscured uPVC double glazed window to the side.

Lounge

7.16m into the bay x 3.45m (23' 6" x 11' 4") UPVC double glazed bay window to the front, 2 radiators, integrated wall mounted TV point and sliding patio doors to the rear garden.

Dining Kitchen

6.43m x 3.69m (21' 1" x 12' 1") A range of matching wall & base units, quartz work surfaces incorporating an inset one & a half bowl sink & drainer unit. Integrated NEFF appliances to include: waist height double electric oven, induction hob with extractor over, full height fridge, full height freezer and dishwasher. Walk in pantry, luxury vinyl tiled flooring, uPVC double glazed window to the rear, ceiling spotlights and door to the utility room.

Utility Room

A range of matching wall & base units, quartz work surfaces incorporating a sink & drainer unit. Integrated Worcester Bosch combination boiler, radiator, luxury vinyl tiled flooring and door to the side.

Study

2.47m x 2.07m (8' 1" x 6' 9") UPVC double glazed window to the side, luxury vinyl tiled flooring and radiator.

First Floor

Landing

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

Primary Bedroom

3.84m x 3.48m (12' 7" x 11' 5") UPVC double glazed window to the rear, built in wardrobes, radiator and door to the en suite.

En Suite

3 piece suite in white comprising WC, pedestal sink unit and shower cubicle with mains fed shower. Chrome heated towel rail, ceiling spotlights, extractor fan

Bedroom 2

3.46m x 3.25m (11' 4" x 10' 8") UPVC double glazed window to the front and radiator.

Bedroom 3

3.27m x 2.89m (10' 9" x 9' 6") UPVC double glazed window to the front and radiator.

Bedroom 4

2.84m x 2.15m (9' 4" x 7' 1") UPVC double glazed window to the rear and radiator.

Bathroom

3 piece suite in white comprising WC, vanity sink unit and bath. Radiator, ceiling spotlights, extractor fan and obscured uPVC double glazed window to the side.

Outside

To the front of the property is a turfed lawn. A block paved driveway running alongside the property provides ample off road parking and leads to the double garage measuring 5.35m x 2.64m with 2 up & over doors, power and door to the store measuring 5.24m x 2.08m which includes fish pond filter system, stainless steel sink, skylight, access to the attic and ceiling spotlights. The West facing rear garden comprises porcelain paved patio, feature fish pond with air source heat pump, artificial lawn, raised flower bed borders with a range of plants & shrub. The garden is enclosed by wall & timber fencing to the perimeter.