

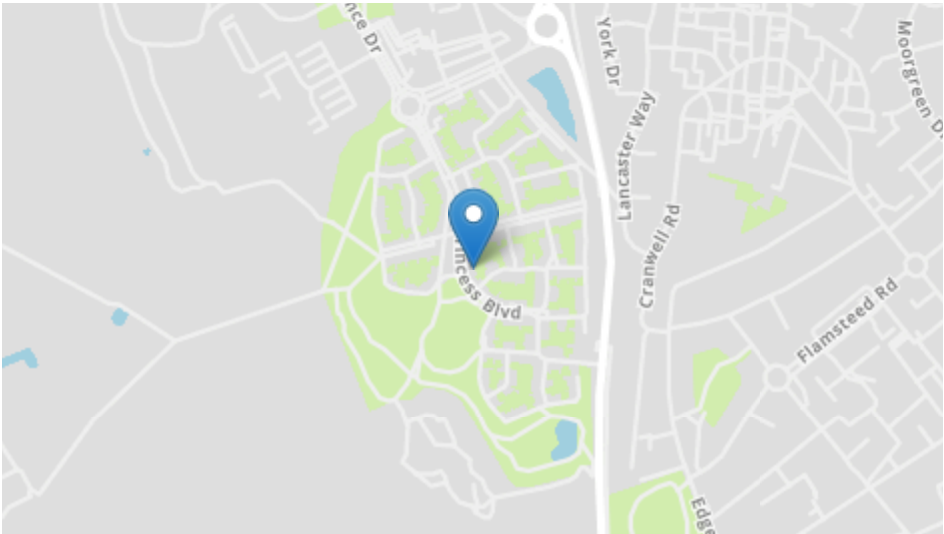
Princess Boulevard, NG8 6HE

£500,000



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>	99	100
(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		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

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 - 28573661



- Detached Family Home
- 4 Bedrooms
- 3 Reception Rooms
- Downstairs WC & Utility Room
- En Suite & Family Bathroom
- Off Road Parking & Garage
- Excellent Road & Public Transport Links
- Corner Plot
- Beautifully Presented Throughout

Our Seller says....

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

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8am-8pm - 7days





\*\*\*BOULEVARD OF DREAMS\*\*\* An executive four bedroom detached family home, on the popular 'Woodhouse Park' development, sitting on a fantastic corner plot. With three reception rooms, downstairs WC, en-suite to primary bedroom, driveway and garage. Briefly comprising; entrance hallway, dining room, study, WC, dining/kitchen, utility room, lounge. To the first floor, four bedrooms, primary with en-suite, and family bathroom. Outside, the property sits on a superb corner plot, with a private enclosed garden, driveway and garage. The property also benefits from solar panels (owned) to provide discounted utility bills (more information on request). Located on the popular 'Woodhouse Park' development, the property lies in easy reach of fantastic transport links, with the nearby A610 providing easy access to the city centre. There are also train and tram links, along with the towns of Kimberley and Wollaton. Contact Watsons to arrange a viewing.

Ground Floor

Entrance Hall

Entrance door to the front, radiator, stairs to the first floor, under stairs storage, ceiling spotlights, tiled flooring. Doors to the lounge, dining kitchen, sitting room, study and downstairs WC.

Downstairs WC

1.66m x 0.85m (5' 5" x 2' 9") WC, pedestal sink unit, heated towel rail, extractor fan and tiled flooring.

Lounge

5.42m x 3.55m (17' 9" x 11' 8") UPVC double glazed bay window to the front with integrated shutter blinds, 2 radiators, feature fire place with inset space for fire. UPVC double glazed French doors to the rear garden.

Sitting Room

3.99m x 2.92m (13' 1" x 9' 7") UPVC double glazed bay window to the front and uPVC double glazed window to the side both with integrated shutter blinds. Radiator.

Dining Kitchen

4.92m x 4.15m (16' 2" x 13' 7") A range of matching wall & base units, work surfaces incorporating an inset stainless steel sink & drainer unit. Integrated appliances to include: double electric oven & 5 ring gas hob with extractor over, fridge freezer, dishwasher and wine cooler. Radiator tiled flooring, ceiling spotlights, uPVC double glazed windows to the rear & side with integrated shutter blinds. UVPC double glazed French doors to the rear garden.

Study

2.94m x 2.01m (9' 8" x 6' 7") UPVC double glazed window to the side with integrated shutter blinds, radiator.

Utility Room

1.56m x 1.51m (5' 1" x 4' 11") A range of matching base units, plumbing for washing machine & tumble dryer, tiled flooring and uPVC double glazed window to the side.

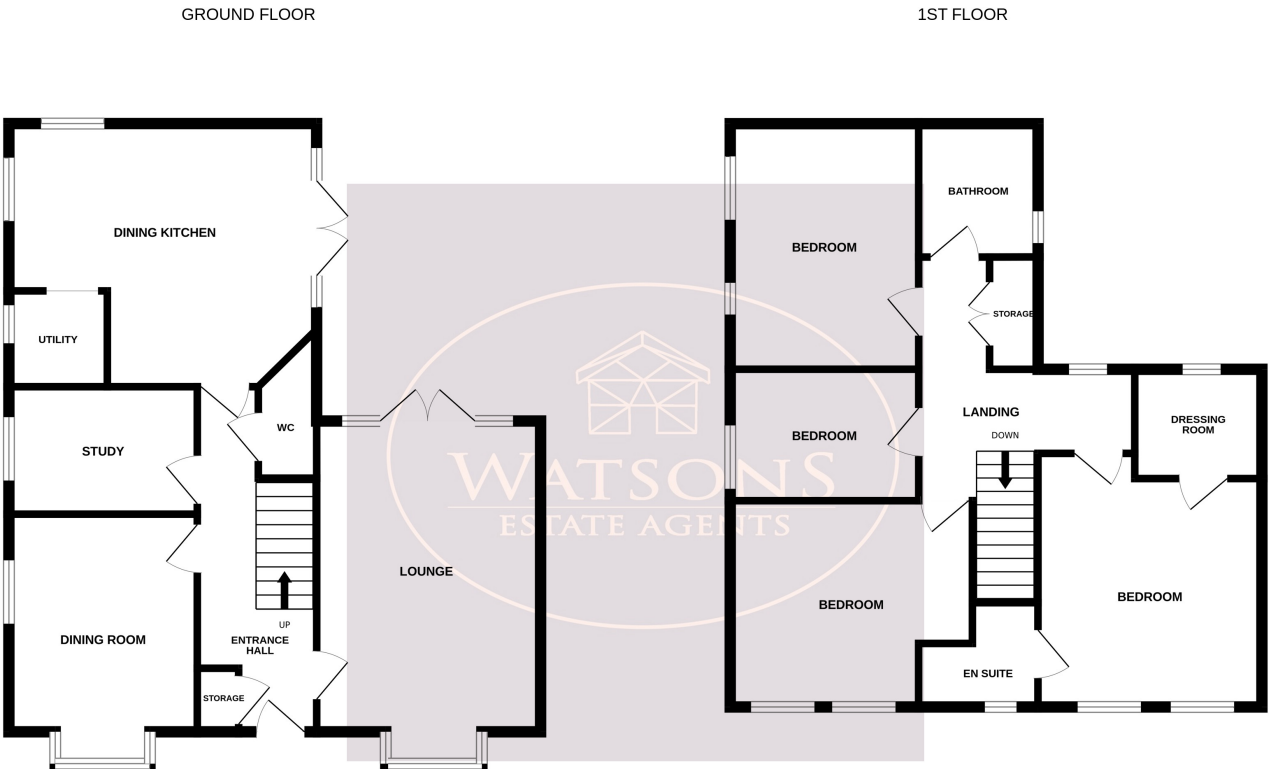
First Floor

Landing

UPVC double glazed window to the rear, access to the attic and double storage cupboard offers useful storage space and housing the hot water tank. Doors to all bedrooms and bathroom.

Primary Bedroom

3.83m x 3.61m (12' 7" x 11' 10") 2 uPVC double glazed windows to the front, radiator and doors to the en suite and dressing room.



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

1.9m x 1.85m (6' 3" x 6' 1") 3 piece suite in white comprising WC, pedestal sink unit and shower cubicle. Heated towel rail, extractor fan, tiled flooring and obscured uPVC double glazed window to the front.

Dressing Room

2.0m x 1.5m (6' 7" x 4' 11") UPVC double glazed window to the rear.

Bedroom 2

3.85m x 2.93m (12' 8" x 9' 7") 2 uPVC double glazed windows to the side and radiator.

Bedroom 3

4.01m x 3.27m (13' 2" x 10' 9") 2 uPVC double glazed windows to the front and radiator.

Bedroom 4

2.93m x 2.08m (9' 7" x 6' 10") UPVC double glazed window to the side and radiator.

Bathroom

2.11m x 1.9m (6' 11" x 6' 3") 3 piece suite in white comprising WC, pedestal sink unit and bath with shower over. Extractor fan, heated towel rail and obscured uPVC double glazed window to the side.

Outside

To the front of the property are flower bed borders with a range of mature plants & shrubs. The front is palisaded by brickwork and decorative wrought iron fencing to the perimeter. Running alongside the property, a tarmacadam driveway provides ample off road parking and leads to the single garage with up & over door and power. The rear garden comprises a paved patio, turfed lawn, flower bed borders with a range of mature shrubs and trees, timber decking seating area, feature pond and is enclosed by wall & timber fencing to the perimeter with gated access to the side.