

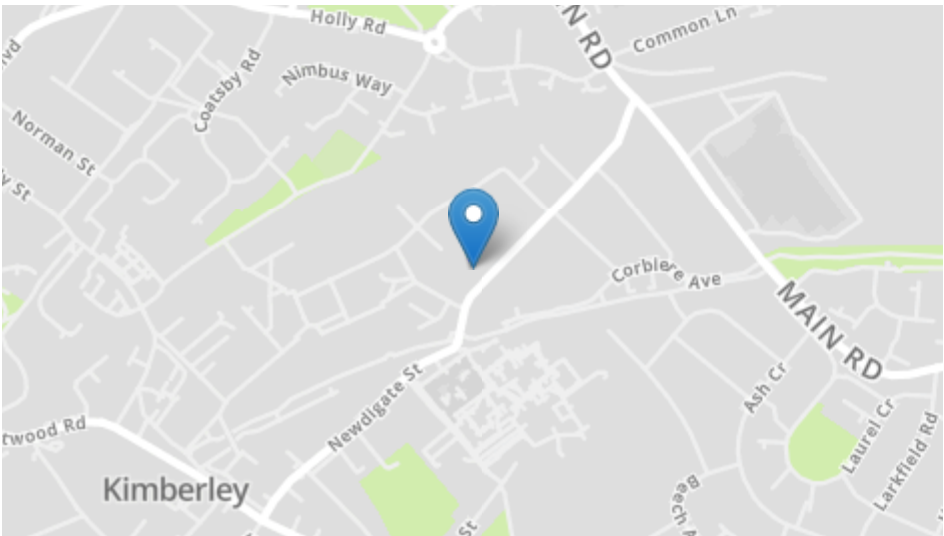
Newdigate Road, Watnall, NG16 1HN

£425,000



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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	65	78
(39-54) E		
(21-38) F		
(1-20) G		
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 - 24628103



- Extended Detached Family Home
- 4 Bedrooms
- 2 Reception Rooms
- Downstairs WC & Utility Room
- Private West Facing Rear Garden
- Off Road Parking
- Walking Distance to Kimberley Town Centre
- Excellent Road & Public Transport Links
- Favoured School Catchment

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.



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*** NEW HOME, NEW LIFE, NEW START AT NEWDIGATE ROAD! *** Take a step over the threshold of this amazing 4 bedroom family home and you will be blown away by the space and style that is offered! Located only a short walk from Kimberley town centre and school this impressive home boasts everything a growing family will need and comprises entrance porch and hallway, living room, snug/study, utility room and play room, downstairs WC and a beautiful dining kitchen overlooking the garden. To the first floor you will find 4 bedrooms and a family bathroom. Outside ample private parking is provided to the front and at the rear is a generous, established garden perfect for families and entertaining. Space, flexibility and style are all on offer, all you need to do is book a viewing! So call us today to book yours.

Ground Floor

Porch

Arched wooden entrance door, tiled flooring and door to the entrance hall.

Entrance Hall

Stairs to the first floor, under stairs storage cupboard, tiled flooring, radiator and doors to the lounge and open snug/study.

Lounge

7.68m x 3.62m (25' 2" x 11' 11") UPVC double glazed bay window to the front, feature fire place & tiled hearth, 2 radiators and door to the play room.

Snug/Study

2.44m x 2.0m (8' 0" x 6' 7") UPVC double glazed window to the side, tiled flooring, Worcester Bosch combination boiler and door to the utility room.

Dining Kitchen

5.03m x 4.14m (16' 6" x 13' 7") A range of matching base units, wooden work surfaces incorporating an inset sink & drainer unit. Space for Range style cooker with extractor over. tiled flooring, ceiling spotlights, radiator and French doors to the rear garden. UPVC double glazed window to the rear and open to the play room and utility room.

Play Room

7.38m x 4.14m (24' 3" x 13' 7") UPVC double glazed window to the rear, tiled flooring, radiator and door to the lounge. Open to the dining kitchen.

Utility Room

3.46m x 2.42m (11' 4" x 7' 11") A range of matching wall & base unit, wood end work surfaces. Plumbing for washing machine and dishwasher, tiled flooring and door to the WC.

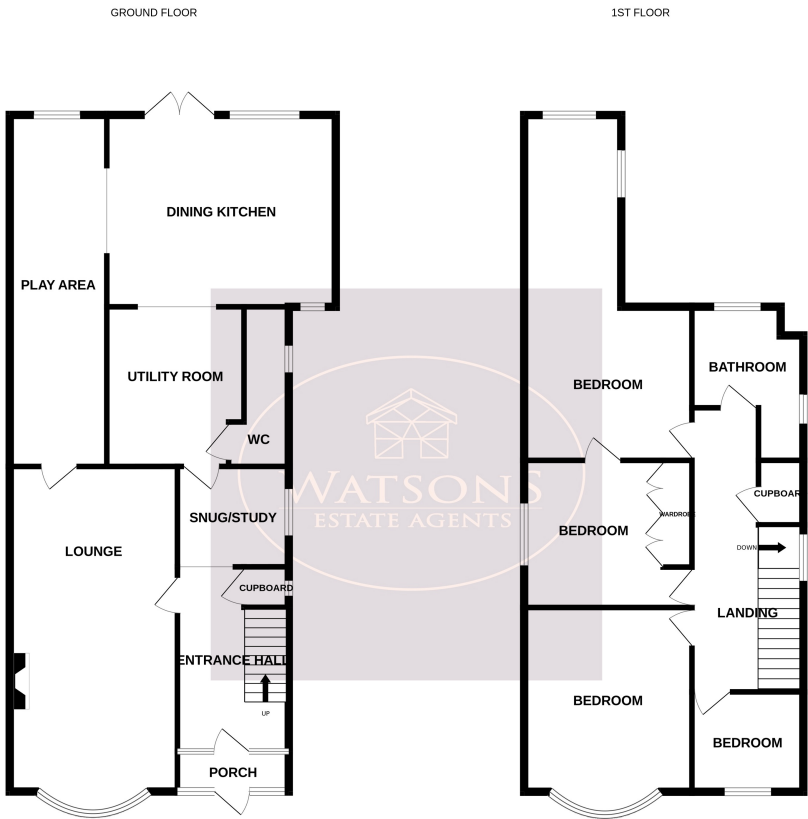
WC

WC, wall mounted sink, tiled flooring, chrome heated towel rail and obscured uPVC double glazed window to the side.

First Floor

Landing

UPVC double glazed window to the side, built in storage cupboard, access to the attic (fully boarded) and doors to all bedrooms and bathroom.



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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Bedroom 1

7.4m x 2.91m (24' 3" x 9' 7") UPVC double glazed windows to the front & rear, wood effect laminate flooring and radiator.

Bedroom 2

4.16m x 3.63m (13' 8" x 11' 11") UPVC double glazed bay window to the front and radiator.

Bedroom 3

3.63m x 3.49m (11' 11" x 11' 5") UPVC double glazed window to the side, fitted wardrobe, radiator and door to bedroom 1.

Bedroom 4

2.14m x 2.05m (7' 0" x 6' 9") UPVC double glazed window to the front, wood effect laminate flooring and radiator.

Bathroom

4 piece suite in white comprising WC, vanity sink unit, freestanding bath and corner shower cubicle with electric shower over. Chrome heated towel rail, ceiling spotlights, tiled flooring, extractor fan and obscured uPVC double glazed windows to the rear & side.

Outside

To the front of the property is a turfed lawn, external tap and flower bed borders with a range of plants & shrubs. A concrete driveway provides ample off road parking. The West facing rear garden offers a good level of privacy and comprises a concrete patio seating area, timber decking seating area with uncovered pergola. Turfed lawn, flower bed borders with a range of plants & shrubs, timber built shed, timber built summer house and barked play area. The garden is enclosed by hedge borders and 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 entrance hall and is 18 years old. It was last serviced Sept 2025.