

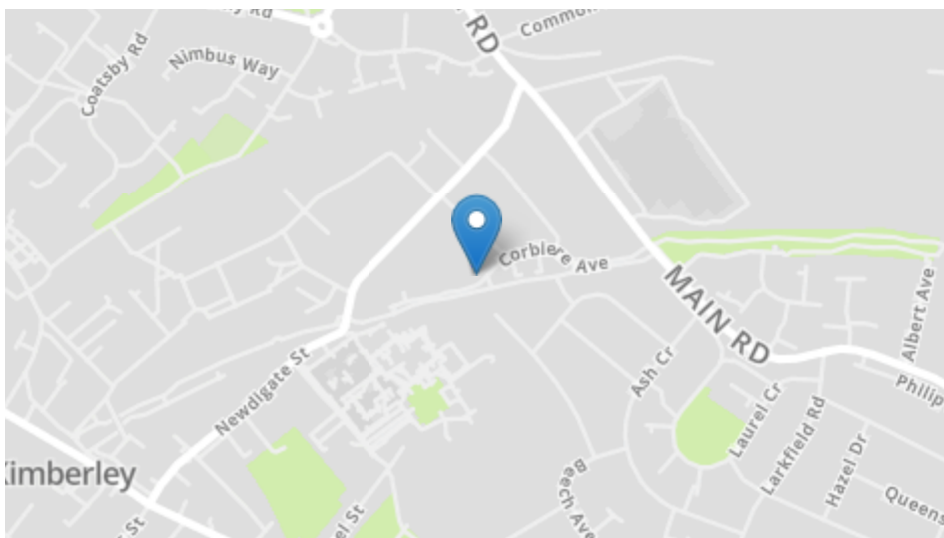
Corbiere Avenue, Watnall, NG16 1JR

GUIDE PRICE £400,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		86
(69-80)	C	73	
(55-68)	D		
(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 - 26081972

- Detached Family Home
- 4 Bedrooms
- 2 Reception Rooms
- Downstairs WC & Utility Room
- Driveway & Garage
- West Facing Rear Garden
- Walking Distance To Kimberley Town Centre
- Favoured School Catchment

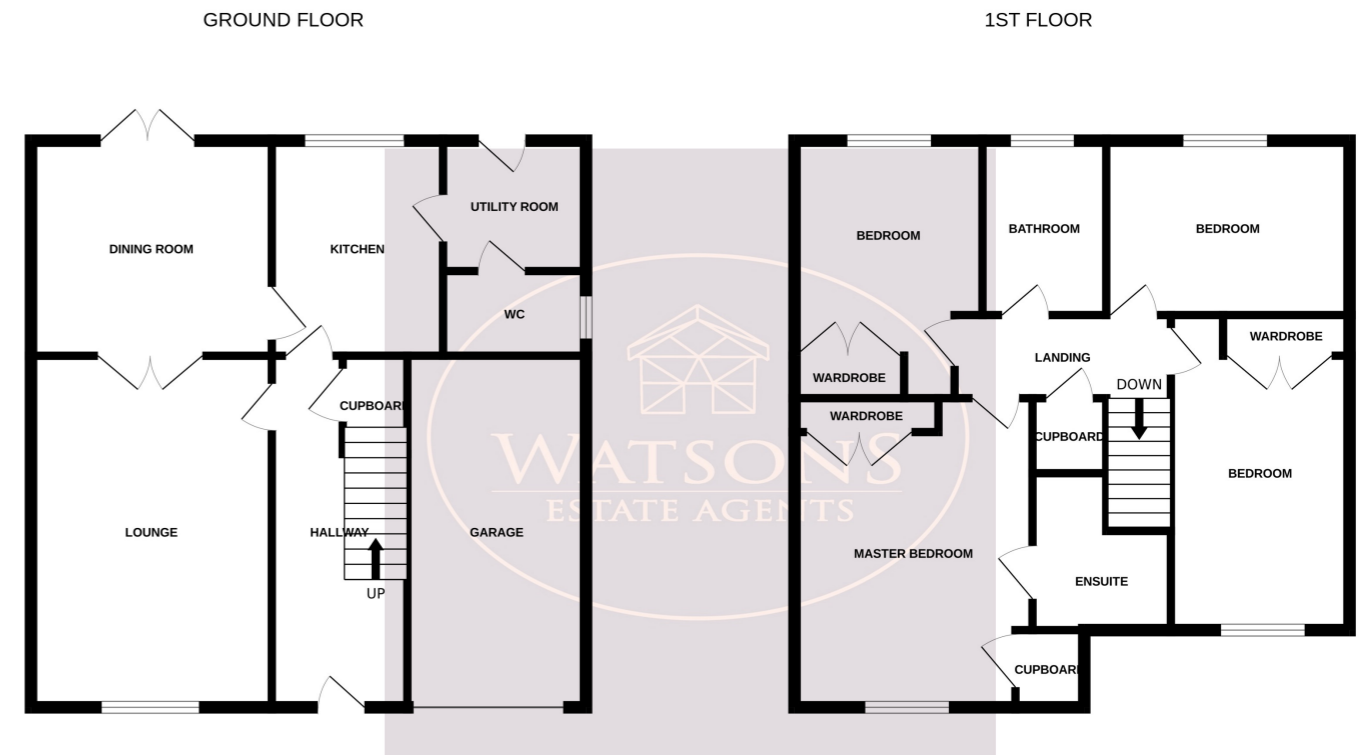
Our Seller says....

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.



40 Main Street, Kimberley, NG16 2LY
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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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*** GUIDE PRICE £400,000-£425,000 *** Situated on a pleasant cul-de-sac within walking distance to Kimberley Town, this modern detached home offers something for whole family. The accommodation comprises in brief; entrance hall, lounge, dining room, modern kitchen, separate utility room and downstairs WC. On the first floor, the landing leads to the family bathroom and 4 double bedrooms, with the primary bedroom benefiting from an en suite shower room and fitted wardrobes. Outside, the rear garden has a paved patio area and lawn which is enclosed by timber fencing with gated access to the side. The property is well presented throughout and would be ideal for buyers looking for a long term family home. Corbiere Avenue is just a 5 minute walk from Kimberley Town Centre which offers a range of shops, amenities and public services. The Kimberley School is also just a short walk away and key roads including the A610 - which leads to Junction 26 of the M1 - is just a few minutes drive. With so much to offer, this property would make a wonderful long term family home. Call our team for more information or to book your viewing!

Ground Floor

Porch

UPVC double glazed entrance door, door to the entrance hall.

Entrance Hall

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

Lounge

5.09m x 3.36m (16' 8" x 11' 0") UPVC double glazed window to the front, radiator and French doors to the dining room.

Dining Room

3.17m x 2.78m (10' 5" x 9' 1") UPVC double glazed window to the rear, radiator and French doors to the rear garden.

Breakfast Kitchen

3.37m x 3.17m (11' 1" x 10' 5") A range of matching high gloss wall & base units, work surfaces incorporating a one & a half bowl stainless steel sink & drainer unit. Integrated electric oven & gas hob with extractor. Breakfast bar, tiled flooring, radiator, uPVC double glazed window to the rear and door to the utility.

Utility

1.82m x 1.66m (6' 0" x 5' 5") A range of matching high gloss wall & base units, plumbing for washing machine, tiled flooring, radiator, uPVC double glazed door to the rear and door to the WC.

WC

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

First Floor

Landing

Access to the attic, doors to all bedrooms and bathroom.

Primary Bedroom

4.81m (4.36m min) x 3.46m (15' 9" x 11' 4") UPVC double glazed window to the front, built in double wardrobe and single wardrobe, 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 over. Chrome heated towel rail and extractor fan.

Bedroom 2

3.76m x 2.5m (12' 4" x 8' 2") UPVC double glazed window to the front, built in double wardrobe and radiator.

Bedroom 3

3.51m x 2.35m (11' 6" x 7' 9") UPVC double glazed window to the rear and radiator.

Bedroom 4

2.83m x 2.47m (9' 3" x 8' 1") UPVC double glazed window to the rear, wood effect laminate flooring and radiator.

Bathroom

3 piece suite in white comprising WC, pedestal sink unit and bath. Chrome heated towel rail, ceiling spotlights, extractor fan and obscured uPVC double glazed window to the rear.

Outside

To the front of the property are gravel beds. A tarmac drive with parking for 2 cars, leading to the integral single garage with up & over door and power. The West facing rear garden offers a good level of privacy and comprises a paved patio, well maintained lawn, flower bed borders with a range of plants & shrubs, timber built shed with power and is enclosed by timber fencing to the perimeter with gated access to the side.