

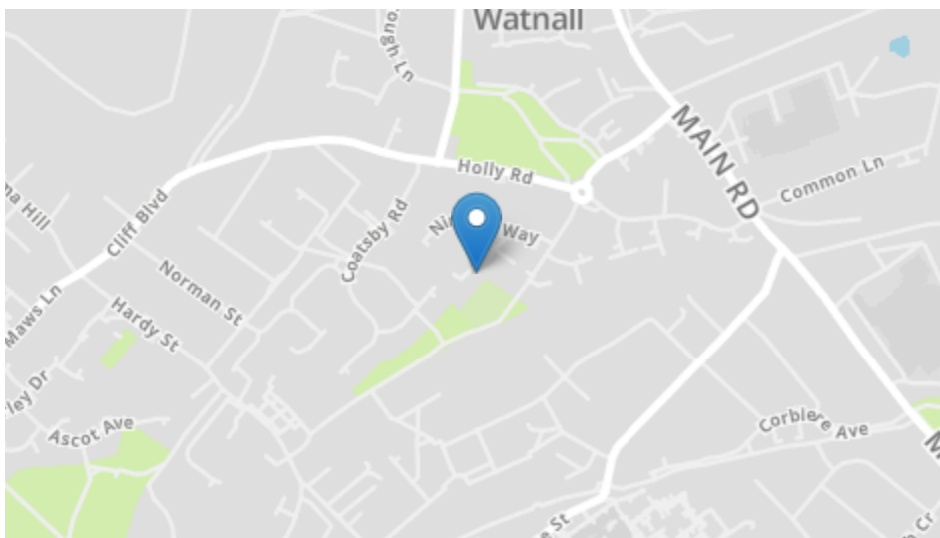
Cirrus Drive, Watnall, NG16 1FS

Offers Over £210,000

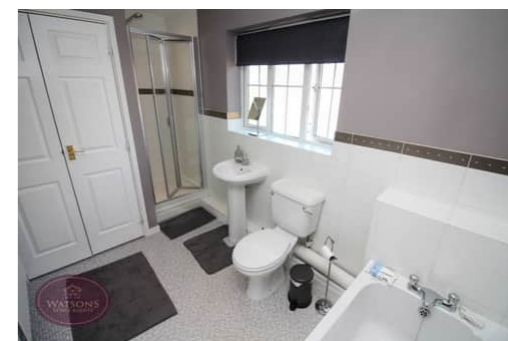


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		88
(69-80)	C		73
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



- 3 Storey End Town House
- 3 Bedrooms
- En Suite & Dressing Room To Primary Bedroom
- Allocated Off Road Parking
- Private South Facing Garden
- Favoured School Catchment
- Popular Residential Area

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 - 26289629

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



*** TAKE A CLOSER LOOK *** Located in a pleasant cul de sac in Watnall, this modern semi detached would suit a range of buyers including first timers, young families and down-sizers. The accommodation spans three floors and comprises in brief; entrance hall, lounge diner, inner lobby, WC and a kitchen with patio doors leading to the rear garden. On the first floor, you'll find two bedrooms and the family bathroom, whilst the primary bedroom occupies the entire second floor and features a dressing area and spacious en suite bathroom. Outside, the enclosed rear garden has a paved patio area, turfed lawn, pond and a range of well established plants and shrubs. There is allocated parking to the front. The property is located on a sought after residential development in the village of Watnall just a mile out of Kimberley Town Centre. Kimberley has a wide range of amenities including several bars, coffee shops, restaurants, independent retail outfits & larger retailers including Sainsbury's & Wilko's. For buyers that need to commute, both Junction 26 of the M1 & Phoenix Park Tram Terminus are within a 10 minute drive. For more information or to book your viewing, call our team.

Ground Floor

Entrance Hall

Composite entrance door to the front, radiator, stairs to the first floor, under stairs storage and door to the lounge diner.

Lounge Diner

4.59m x 2.78m (3.72m max) (15' 1" x 9' 1") UPVC double glazed windows to the front & side, radiator and door to the lobby.

Lobby

Doors to the WC and kitchen.

WC

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

Kitchen

3.74m x 3.47m (12' 3" x 11' 5") A range of matching wall & base units, work surfaces incorporating an inset stainless steel sink & drainer unit. Integrated appliances comprising: electric oven & gas hob with extractor over and dishwasher. Plumbing for washing machine, integrated boiler. Ceiling spotlights, radiator, uPVC double glazed window to the rear and sliding patio doors leading to the rear garden.

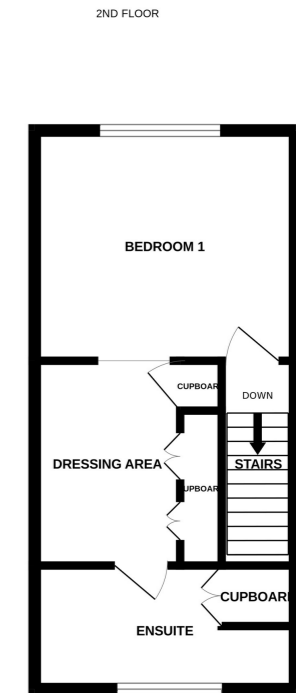
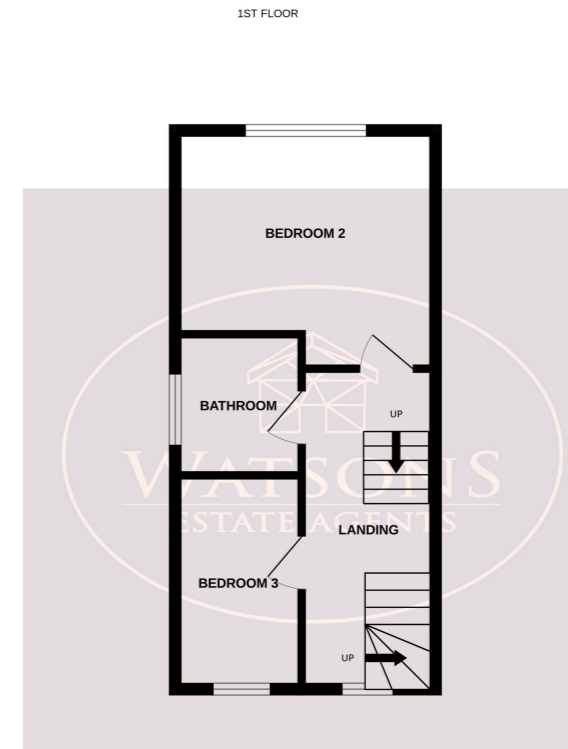
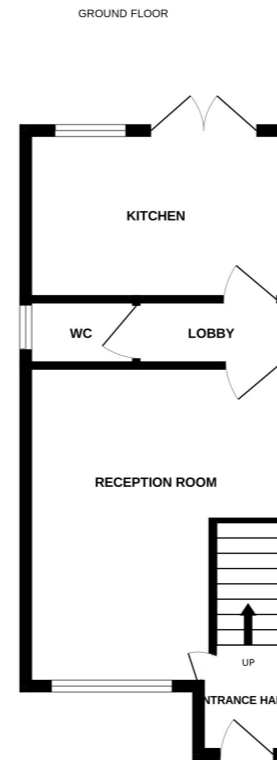
First Floor

Landing

Radiator, stairs to the second floor, doors to bedrooms 2, 3 and family bathroom.

Bedroom 2

3.77m x 3.68m (12' 4" x 12' 1") UPVC double glazed window to the rear and radiator.



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 3

3.06m x 1.86m (10' 0" x 6' 1") UPVC double glazed window to the front and radiator.

Bathroom

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

Second Floor

Primary Bedroom

3.74m x 3.39m (12' 3" x 11' 1") UPVC double glazed window to the rear, radiator and open access to the dressing area.

Dressing Area

2.83m x 2.2m (to the front of the wardrobes) (9' 3" x 7' 3") UPVC double glazed windows to the side, fitted wardrobe, storage cupboard and door to the en suite bathroom.

En Suite

4 piece suite in white comprising WC, pedestal sink unit, bath and shower cubicle with mains fed shower. Obscured uPVC double glazed window to the front, radiator and airing cupboard housing the hot water tank.

Outside

The low maintenance, south facing rear garden offers a good level of privacy and comprises of a paved patio, turfed lawn, flower bed borders with a range of plants & shrub, a small pond, timber built shed and external tap. The garden is enclosed by timber fencing to the perimeter with gated access to the side. There is allocated on road parking.