

Stannier Way, Watnall, NG16 1GL

£350,000



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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		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		58	83
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 - 26843963

- Detached Family Home
- 4 Bedrooms
- Open Plan Lounge Diner
- En Suite & Family Shower Room
- Downstairs WC
- Off Road Parking & Garage
- South West Facing Rear Garden
- Favoured School Catchments
- Sought After Cul De Sac Location
- Viewing Advised

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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*** SOUGHT AFTER LOCATION *** Located in the village of Watnall, this 4 bedroom detached family home has been a much loved home for many years and this one is set back off the street in a small enclave of only 3 properties. With downstairs wc, en suite and favoured school catchments, it will tick a lot of boxes for families. The accommodation briefly comprises: Hallway, downstairs WC, lounge/dining room and fitted kitchen. Stairs from the lounge provide access to the 4 bedroom (en suite to primary) and family bathroom. Outside, the block paved frontage provides good street parking leading to the integral garage, whilst to the southwest-facing rear is an appealing space which is secured by timber fencing. Watnall is a highly desirable area with favoured school catchments, easy access to shops & amenities, as well as having beautiful countryside on the doorstep too. Call Watson's for more information or to book a viewing, call our team.

Ground Floor

Entrance Hall

Composite entrance door to the front, wood effect laminate flooring and doors to the WC and lounge diner.

WC

WC and pedestal sink unit. Extractor fan and radiator.

Lounge

5.39m x 3.24m (17' 8" x 10' 8") UPVC double glazed window to the front, feature fire place with inset space for electric fire. Wood effect laminate flooring, stairs to the first floor, under stairs storage and open to the dining room.

Dining Room

3.23m x 2.62m (10' 7" x 8' 7") Sliding patio doors to the rear garden. Door to the kitchen.

Kitchen

3.38m x 2.71m (11' 1" x 8' 11") A range of matching wall & base units, work surfaces incorporating a one & a quarter bowl sink & drainer unit. Integrated electric oven & gas hob with extractor over. Plumbing for washing machine & dishwasher. Radiator, wooden double glazed window & door to the rear, cupboard housing the boiler.

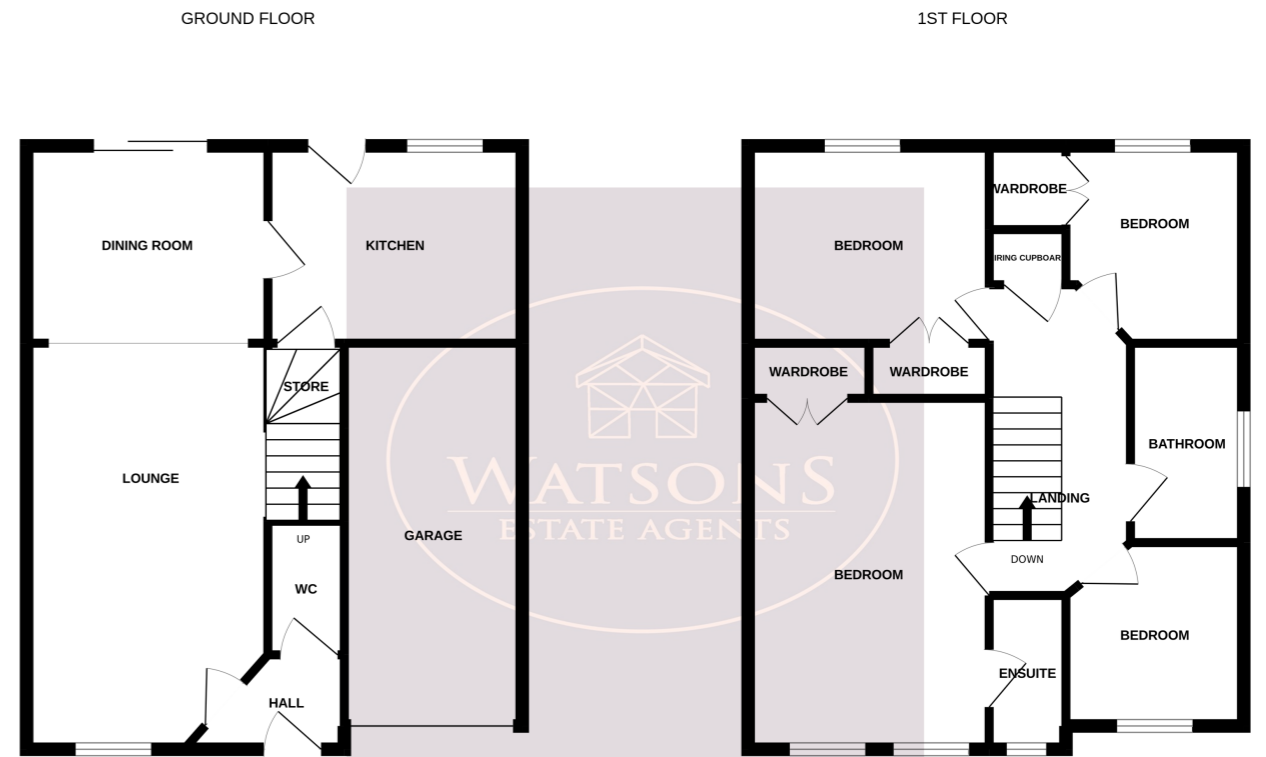
First Floor

Landing

Airing cupboard housing the hot water tank, radiator, access to the attic (partly boarded with drop down ladder) and doors to all bedrooms and bathroom.

Primary Bedroom

4.67m x 2.71m (15' 4" x 8' 11") 2 uPVC double glazed windows to the front, built in wardrobe, radiator and door to the en suite.



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

3 piece suite comprising WC, vanity sink unit and shower cubicle with electric shower. Obscured uPVC double glazed window to the front, radiator and extractor fan.

Bedroom 2

3.19m x 2.74m (10' 6" x 9' 0") Wooden double glazed window to the rear, radiator and built in wardrobe.

Bedroom 3

2.65m x 2.73m max (8' 8" x 8' 11") Wooden double glazed window to the rear, built in wardrobe and radiator.

Bedroom 4

2.41m x 2.17m (7' 11" x 7' 1") UPVC double glazed window to the front and radiator.

Shower Room

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

Outside

To the front of the property is a tarmac driveway with parking for 3 cars leading to the garage with up & over door and power. The South West facing rear garden comprises a paved patio, turfed lawn, flower bed borders with a range of plants & shrubs and timber built shed. The garden is enclosed by timber fencing to the perimeter with gated access to the side.