

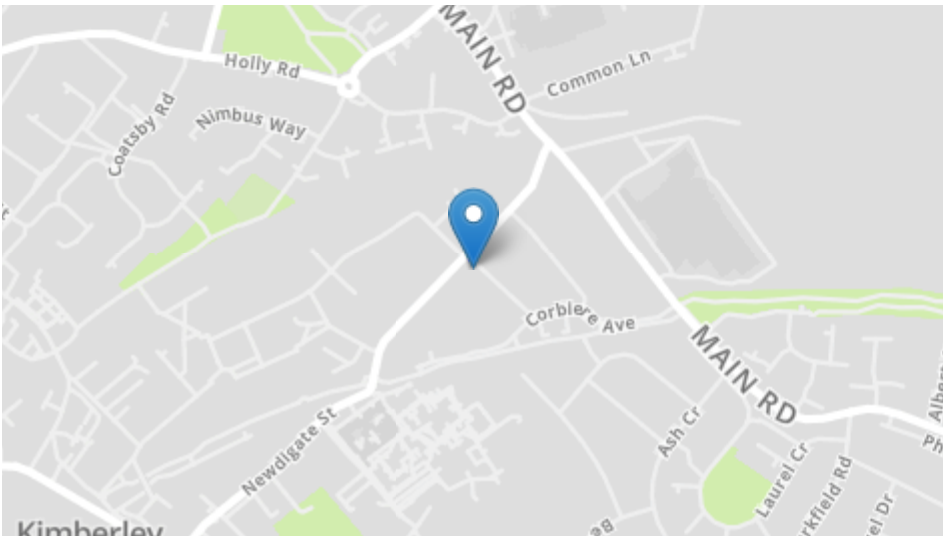
Newdigate Road, Watnall, NG16 1HG

£290,000



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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		
	66	78
England, Scotland & Wales	EU Directive 2002/91/EC	



- Extended Semi Detached Family Home
- 3 Bedrooms
- 2 Reception Rooms
- Downstairs WC
- Private South Facing Rear Garden
- Driveway & Garage
- Walking Distance To Kimberley Town Centre
- Excellent Road & Public Transport Links
- Favoured School Catchment

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 - 28286404

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



*** YOUR 'NEW' HOME AWAITS *** Located in walking distance to Kimberley town centre, in favoured school catchment is this superb three bedroom semi-detached home. With two reception rooms, a downstairs WC, driveway, garage, and private south-facing rear garden, this wonderful property is the perfect family home to grow into. Briefly comprising; entrance hallway, lounge, dining room, downstairs WC, kitchen. To the first floor, three bedrooms and bathroom. Outside, to the front is a driveway providing ample off road parking, and leading to a detached garage. The rear garden is a real feature of this home, private, mature and south-facing, perfect for taking in those long summer nights. Ideally located in walking distance to Kimberley town centre, amenities include cafe's, shops and a supermarket. Favoured schools are close by, along with plenty of walks and excellent access to road and transport links. Contact Watsons to arrange a viewing.

Ground Floor

Entrance Hall

Composite entrance door to the front, radiator, stairs to the first floor and doors to the lounge, dining room and kitchen.

Lounge

4.1m into the bay x 3.77m (13' 5" x 12' 4") UPVC double glazed bay window to the front with integrated shutter blinds, radiator.

Dining Room

4.95m x 3.56m (16' 3" x 11' 8") 2 uPCV double glazed window to the rears with integrated shutter blinds, inset multi fuel burner, radiator and wood effect laminate flooring.

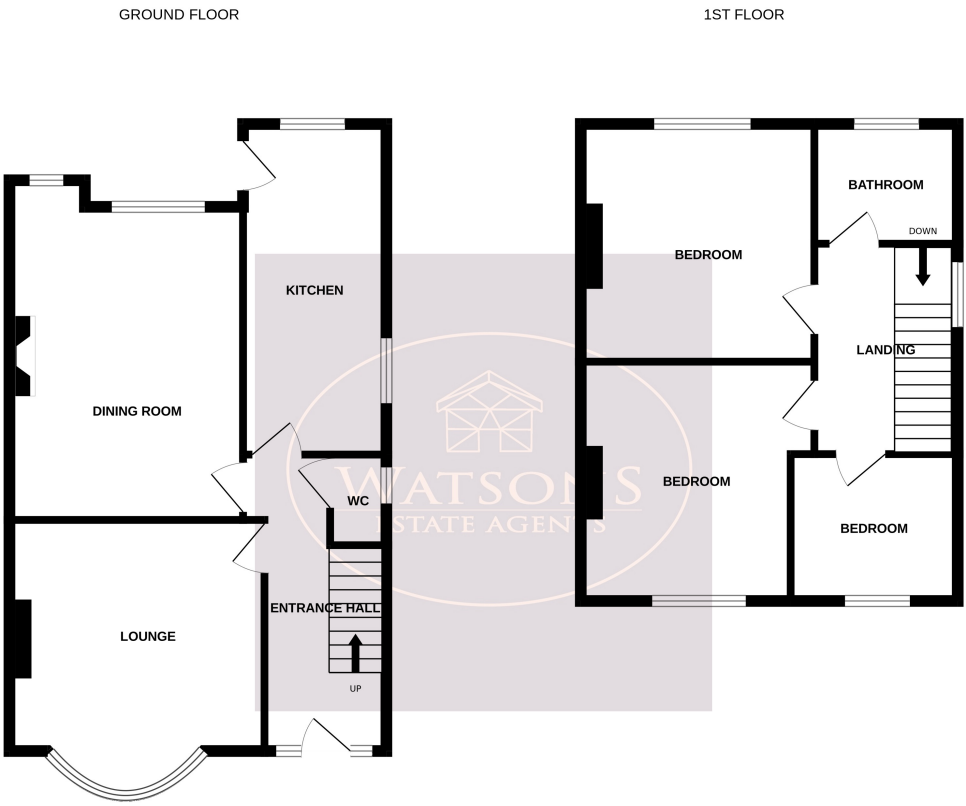
Kitchen

4.95m x 2.06m (16' 3" x 6' 9") A range of matching wall & base units, work surfaces incorporating an inset ceramic sink and drainer unit with flexi tap. Space for Range style cooker with extractor over, plumbing for dishwasher. UPVC double glazed windows to the rear & side, radiator, tiled flooring and door to the rear garden.

First Floor

Landing

UPVC double glazed window to the side, access to the attic (partly 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

3.51m x 3.32m (11' 6" x 10' 11") UPVC double glazed window to the rear with integrated shutter blinds, radiator and a range of fitted wardrobes with integrated combination boiler.

Bedroom 2

3.3m x 3.0m (10' 10" x 9' 10") UPVC double glazed window to the front with integrated shutter blinds. Radiator.

Bedroom 3

2.58m x 2.25m (8' 6" x 7' 5") UPVC double glazed window to the front with integrated shutter blinds. Radiator.

Bathroom

3 piece suite in white comprising WC, pedestal sink unit and bath with mains fed shower over. Heated towel rail and obscured uPVC double glazed window to the rear.

Outside

To the front of the property is a turfed lawn, flower bed borders with a range of plants & shrubs. A block paved driveway provides ample off road parking leading to the detached single garage with up & over door, power and plumbing for washing machine. The garden is enclosed by wall & timber fencing to the front & side. The South facing rear garden offers a good level of privacy and comprises a timber decking seating area, door to the garage, turfed lawn, flower bed borders with a range of plants & shrubs, timber built summer house and is enclosed by timber fencing to the perimeter with gated access to the side.