

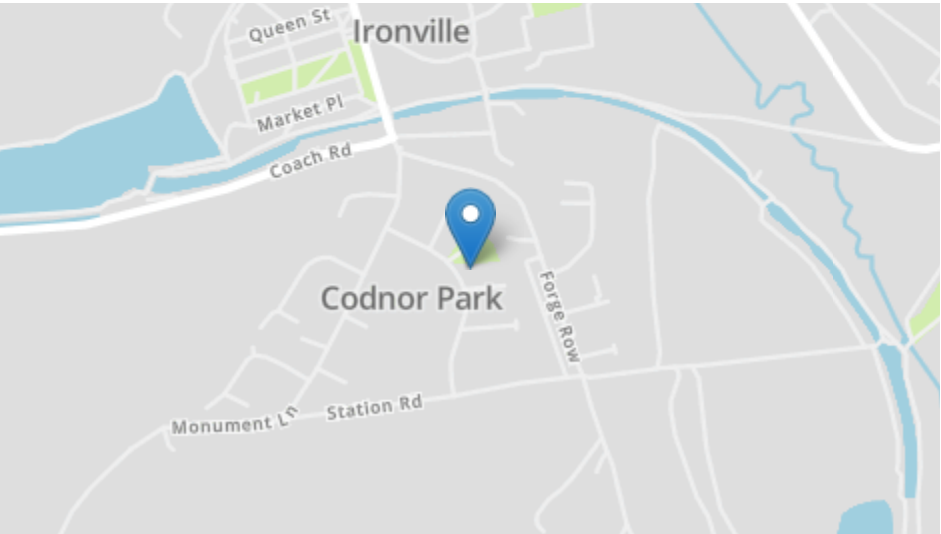
New Road, Codnor Park, NG16 5PN

Offers Over £190,000



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| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | 86 |
| (69-80) C | | |
| (55-68) D | 66 | |
| (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 - 28781062



- Semi Detached Home
- 3 Good Size Bedrooms
- Spacious Lounge
- Modern Fitted Dining Kitchen
- Conservatory & First Floor Family Bathroom
- Driveway With Ample Off Street Parking
- Low Maintenance Rear Garden
- Countryside Walks Nearby

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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*** YOUR NEW HOME AWAITS ON NEW ROAD! *** This charming 3 bedroom family home boasts everything that a growing family will need, as well as being located in a popular village setting close to schools and wonderful countryside walks. Internally you will find a hallway, living room, kitchen/diner, three bedrooms and a family bathroom. Outside you will find a generous front garden with ample space for CARAVAN/MOTORHOME PARKING or great potential for secure parking for a work vehicle. To book your viewing call our team today.

Ground Floor

Entrance Hall

UPVC double glazed and window to the front, door to the lounge and stairs to the first floor.

Lounge

4.11m x 3.99m (13' 6" x 13' 1") UPVC double glazed window to the front, traditional fireplace surround with inset real flame gas fire, radiator and door to the dining kitchen.

Dining Kitchen

5.08m x 3.04m (16' 8" x 10' 0") A range of matching wall & base units with worksurfaces incorporating an inset stainless steel sink & drainer unit. Integrated appliances including waist height double electric oven, dishwasher and gas hob with extractor over. Space for fridge freezer and plumbing for washing machine. Tiled floor, ceiling spotlights, 2 radiators and built in storage cupboard. 2 uPVC double glazed windows to the rear and door to the conservatory.

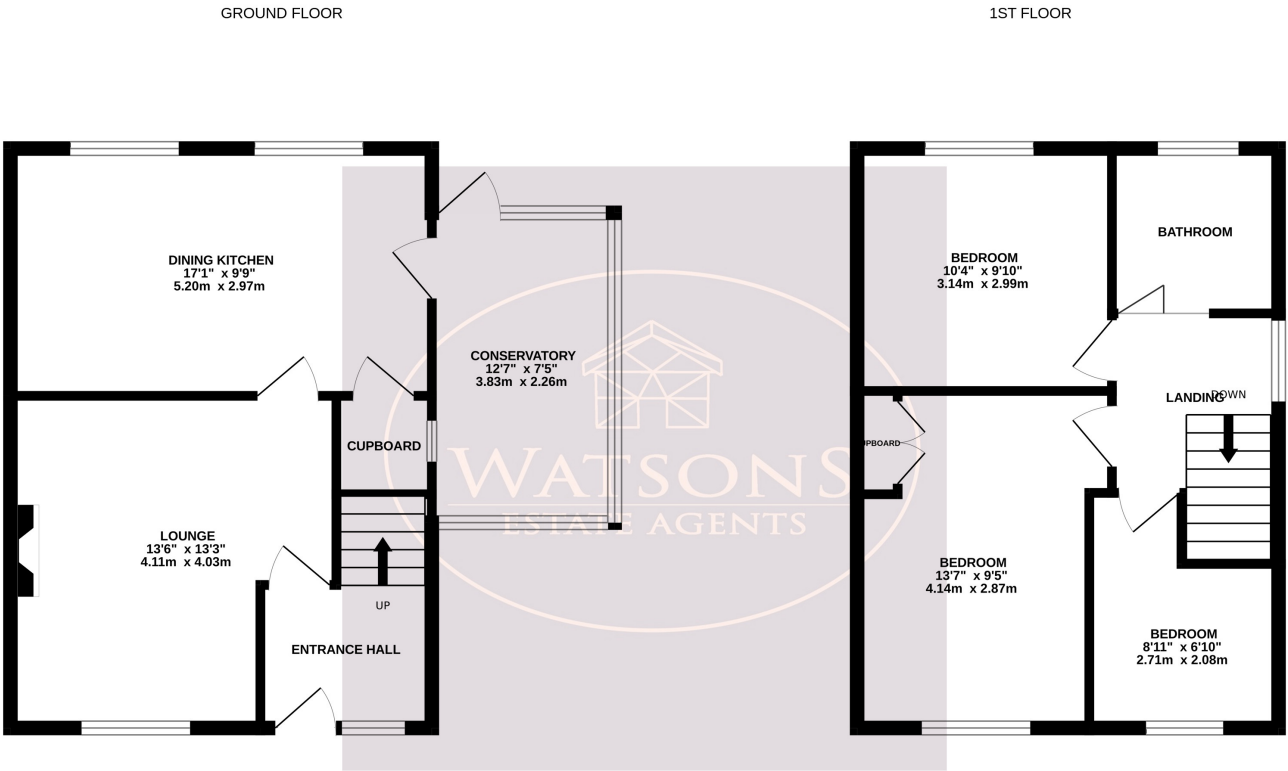
Conservatory

3.84m x 2.3m (12' 7" x 7' 7") UPVC double glazed and brick construction, radiator, laminate wood flooring and French doors to the rear garden.

First Floor

Landing

UPVC double glazed window to the side, doors to all bedrooms and the 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

4.14m x 2.87m (13' 7" x 9' 5") UPVC double glazed window to the front, radiator and airing cupboard housing the combination boiler.

Bedroom 2

3.15m x 3m (10' 4" x 9' 10") UPVC double glazed window to the rear and radiator.

Bedroom 3

2.08m x 2.03m (6' 10" x 6' 8") UPVC double glazed window to the front and radiator.

Bathroom

White 3 piece suite comprising wc, pedestal sink unit and panelled bath with electric shower over. Fully tiled walls, extractor fan and obscured uPVC double glazed window to the rear.

Outside

To the front of the property is a brick paved driveway with ample parking for multiple vehicles including a caravan/motorhome, turfed lawn, and flower bed borders with a range of plants and shrubs. The rear garden is enclosed by timber fencing to the perimeter with gated access to the side and comprises decorative gravel seating areas and borders, timber shed, and flower bed borders with a range of plants and shrubs.