

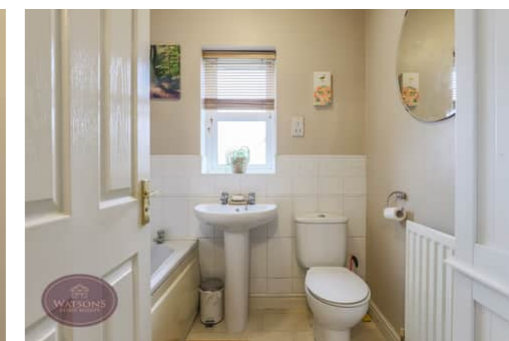
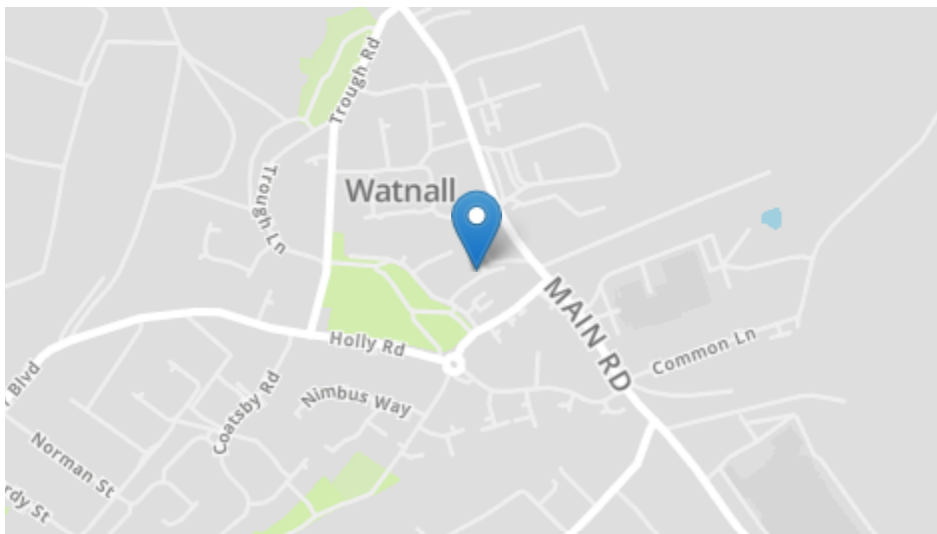
Kirtley Close, Watnall, NG16 1FX

£240,000



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- 3 Storey End Town House
- 3/4 Bedrooms
- En Suite & Family Bathroom
- Downstairs WC & Utility Room
- Off Road Parking & Garage
- Popular Cul De Sac Location
- Favoured School Catchments
- No Upward Chain

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 - 28554946

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



\*\*\*MORE THAN MEETS THE EYE ON KIRTLEY CLOSE\*\*\* A fantastic three/four bedroom, three storey end town-house located at the end of a cul-de-sac in the sought after area of Watnall. Benefiting from an integral garage, driveway, two bathrooms, including en-suite to primary bedroom, utility and downstairs WC, brought to the market with no upward chain. Briefly comprising; entrance hallway, door to garage, downstairs WC, utility room, bedroom four/reception room. To the first floor, lounge and dining kitchen, and to the second floor, three further bedrooms, including primary bedroom with en-suite, and family bathroom. Outside, to the front is a driveway providing off road parking and access to the garage, and to the rear is an enclosed garden. Watnall offers the best of both worlds, with nearby country walks, a range of pubs, and amenities found in the town of Kimberley which is a short drive away. Contact Watsons today to arrange a viewing.

## Ground Floor

### Entrance Hall

Stairs to the first floor, under stairs storage cupboard, doors to the WC, utility room, bedroom 4 and garage.

### WC

WC, pedestal sink unit and radiator.

### Utility Room

2.13m x 1.72m (7' 0" x 5' 8") A range of matching wall & base units, plumbing for washing machine and door to the rear garden.

### Bedroom 4

3.49m x 2.75m (11' 5" x 9' 0") UPVC double glazed window to the rear and radiator.

## First Floor

### Landing

UPVC double glazed window to the side. Doors to the lounge and dining kitchen. Door to the storage cupboard.

### Lounge

4.93m x 3.34m (16' 2" x 10' 11") UPVC double glazed window to the rear and radiator.

### Dining Kitchen

4.89m x 2.89m (16' 1" x 9' 6") A range of matching wall & base units, work surfaces incorporating an inset sink & drainer unit. Integrated waist height electric oven and 5 ring gas hob with extractor over. Radiator and 2 uPVC double glazed windows to the front.

## Second Floor

### Landing

Doors to primary bedroom, bedrooms 2 & 3 and family bathroom. Access to the attic.



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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### Primary Bedroom

3.19m x 3.13m (10' 6" x 10' 3") UPVC double glazed window to the front, storage cupboard, radiator and door to the en suite.

### En Suite

3 piece suite in white comprising WC, pedestal sink unit and shower cubicle. Radiator and obscured uPVC double glazed window to the front.

### Bedroom 2

3.38m x 2.64m (11' 1" x 8' 8") UPVC double glazed window to the rear, built in wardrobes and radiator.

### Bedroom 3

3.63m x 2.5m (11' 11" x 8' 2") UPVC double glazed window to the rear and radiator.

### Bathroom

3 piece suite in white comprising WC, pedestal sink unit and bath. Radiator and obscured uPVC double glazed window to the side.

### Outside

To the front of the property is a tarmac driveway providing off road parking leading to the single garage with up & over door and power. The low maintenance rear garden comprises a paved patio and timber decking seating areas. The garden is enclosed by timber fencing to the perimeter with gated access to the side.