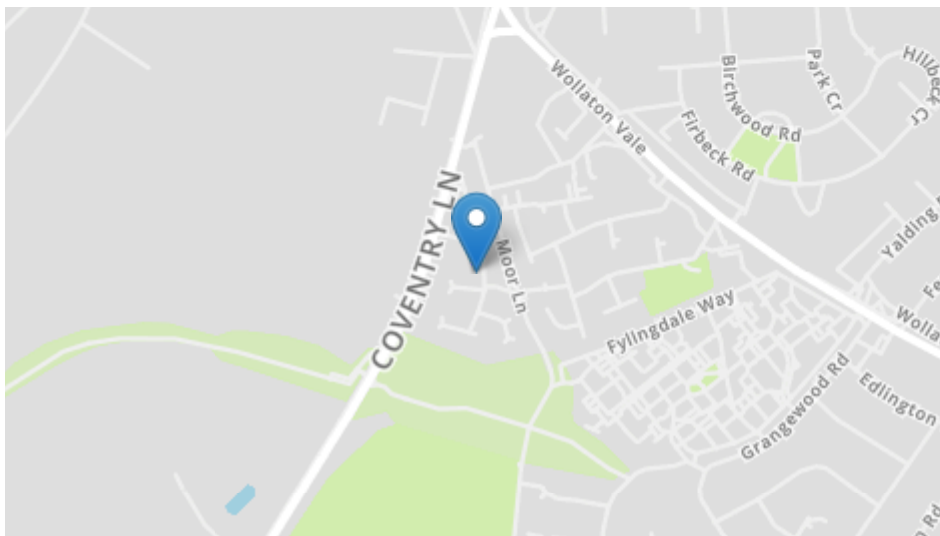


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- Driveway & Garage
- Low Maintenance Rear Garden
- Popular Location
- Well Presented Throughout

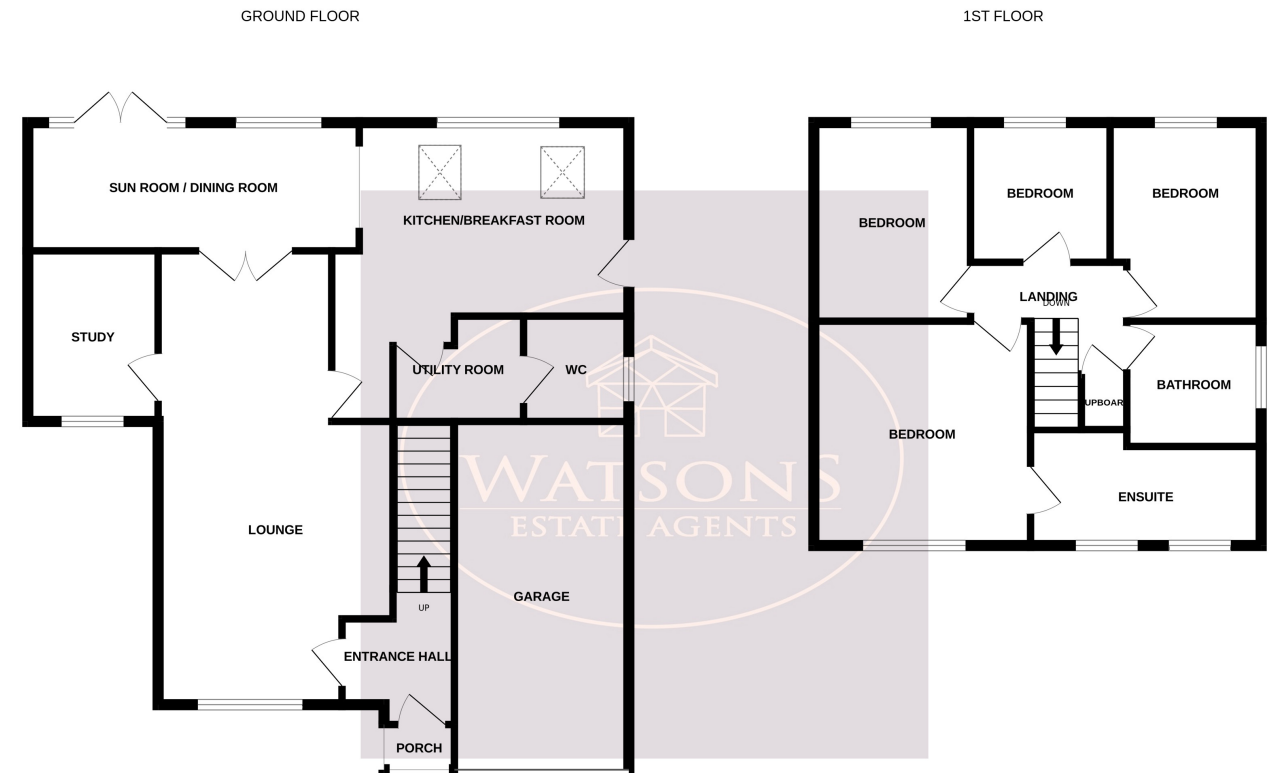
Our Seller says....

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.



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*** SPACE, SPACE & MORE SPACE! *** If you're looking for your forever home with room for all the family then look no further than this EXTENDED & SUBSTANTIAL four bedroom home located within the sought after area of Bramcote. Accommodation in brief comprises; entrance hallway, spacious lounge, sun room/separate dining room, modern re-fitted open plan kitchen/breakfast room, utility & WC and study. To the first floor there are four bedrooms, family bathroom and en suite shower room to the primary bedroom. Externally this property sits within a corner plot boasting ample off road parking as well as a landscaped low maintenance rear garden ideal for entertaining. Bramcote is a popular location with families with Nottingham City Centre within easy access as well as QMC hospital and a wide array of excellent schools for all ages, as well as being within walking distance of Bramcote Hills Park. For those that commute, the M1 and other major road links are within close proximity. This property ticks every box and is ready to go with all the hard work done. Call our team today to arrange your viewing!

Ground Floor

Entrance Hall

Entrance door to the front, radiator, stairs to the first floor and door to the lounge.

Lounge

7.5m into the bay x 3.46m (3.46m min) (24' 7" x 11' 4") UPVC double glazed bay window to the front with integrated shutter blinds, 2 radiators, wood effect laminate flooring, door to the study and breakfast kitchen and French doors to the rear garden.

Study

2.77m x 2.12m (9' 1" x 6' 11") UPVC double glazed window to the front, ceiling spotlights and radiator.

Dining Room

5.06m x 2.13m (16' 7" x 7' 0") UPVC double glazed window to the front, Amtico flooring, ceiling spotlights, radiator, French doors to the rear garden and open to the breakfast kitchen.

Breakfast Kitchen

4.53m x 4.48m (14' 10" x 14' 8") A range of matching wall & base units, work surfaces incorporating an inset one & a half bowl ceramic sink & drainer unit with flexi tap. Integrated appliances to include waist height electric oven & microwave, induction hob with extractor over and dishwasher. 2 velux windows, central island providing further storage space, breakfast bar, plumbing and wiring for an American style fridge freezer. Amtico flooring, ceiling spotlights, vertical radiator and door to the utility room.

Utility Room

1.82m x 1.62m (6' 0" x 5' 4") Plumbing for washing machine, Amtico flooring, ceiling spotlights and door to the WC.

WC

WC, wall mounted sink, ceiling spotlights, radiator, integrated boiler and obscured uPVC double glazed window to the side.

First Floor

Landing

Built in storage cupboard, access to the attic (with dropdown ladder) and doors to all bedrooms and bathroom.

Primary Bedroom

3.64m x 3.42m (11' 11" x 11' 3") UPVC double glazed window to the front, fitted wardrobes, radiator and door to the en suite.

En Suite

3 piece suite in white comprising WC, vanity sink unit and shower cubicle with mains fed shower. Chrome heated towel rail, ceiling spotlights and 2 obscured uPVC double glazed window to the front.

Bedroom 2

3.21m x 2.56m (10' 6" x 8' 5") UPVC double glazed window to the rear and radiator.

Bedroom 3

3.2m x 2.1m (10' 6" x 6' 11") UPVC double glazed window to the rear and radiator.

Bedroom 4

2.39m x 2.27m (7' 10" x 7' 5") UPVC double glazed window to the rear and radiator.

Bathroom

3 piece suite in white comprising WC, pedestal sink unit and bath with electric shower over. Chrome heated towel rail, extractor fan, ceiling spotlights and obscured uPVC double glazed window to the side.

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 off road parking for 2 cars and leads to the integral garage with up & over door and power. Other features include an e car charging point. The low maintenance rear garden comprises a paved patio, turfed lawn, external tap & power point and is enclosed by timber fencing to the perimeter with gated access to the side.