

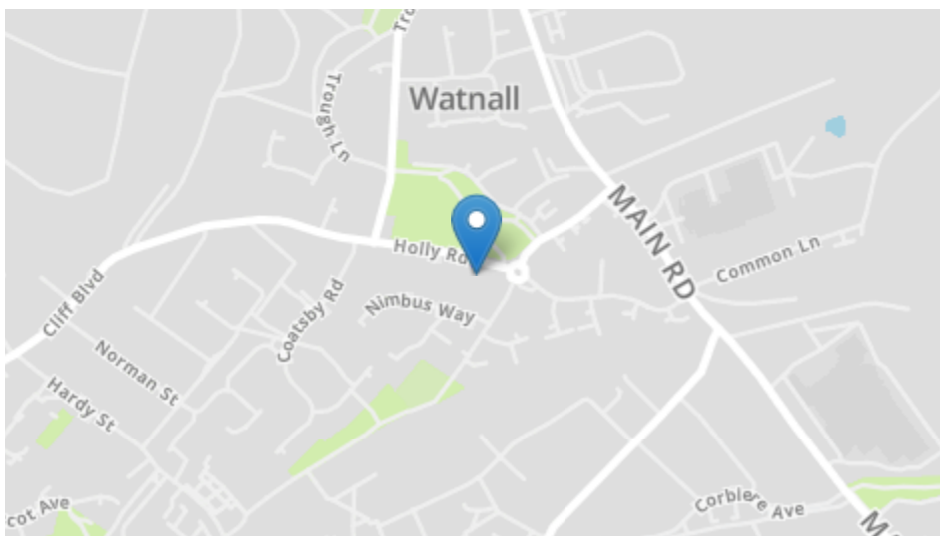
Holly Road, Watnall, NG16 1HP

£250,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		79
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>	40	
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



- Extended Semi Detached House
- 3 Bedrooms
- Extended Dining Kitchen
- Downstairs WC
- Driveway
- Close to Amenities

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 - 27024502

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



\*\*\* SUPERB SEMI! \*\*\* Whether you are a busy professional, first time buyer, relocating or down-sizing, this EXTENDED 3 bed semi in Watnall has recently undergone full refurbishment which means you can move in with minimal fuss. Presented to showhome standard, the accommodation comprises in brief: entrance hall, lounge, recently refitted modern kitchen with island, utility, downstairs wc, upstairs landing to the 3 bedrooms and family bathroom. Outside, the rear garden has also been overhauled to make it a low maintenance space which is ideal for entertaining, with a covered patio area and a separate barbeque area at the bottom of the garden. A block paved driveway to the front provides off road parking for several vehicles. The location is sought after for the nearby countryside walks and is within the catchment area for the favoured Hollywell Primary and The Kimberley School. The amenities of Kimberley Town Centre are just 0.5 miles away, with regular buses running to and from Nottingham City Centre. Key roads such as the A610 and Junction 26 of the M1 are also just a short drive away and there. Call our sales team now to arrange your viewing.

## Ground Floor

### Entrance Hall

UPVC double glazed entrance door, wood effect laminate flooring, stairs to the first floor, radiator and door to the lounge.

### Lounge

4.38m x 4.18m (into the bay) (14' 4" x 13' 9") UPVC double glazed bay window to the front, wood effect laminate flooring and radiator. Door to the dining kitchen.

### Dining Kitchen

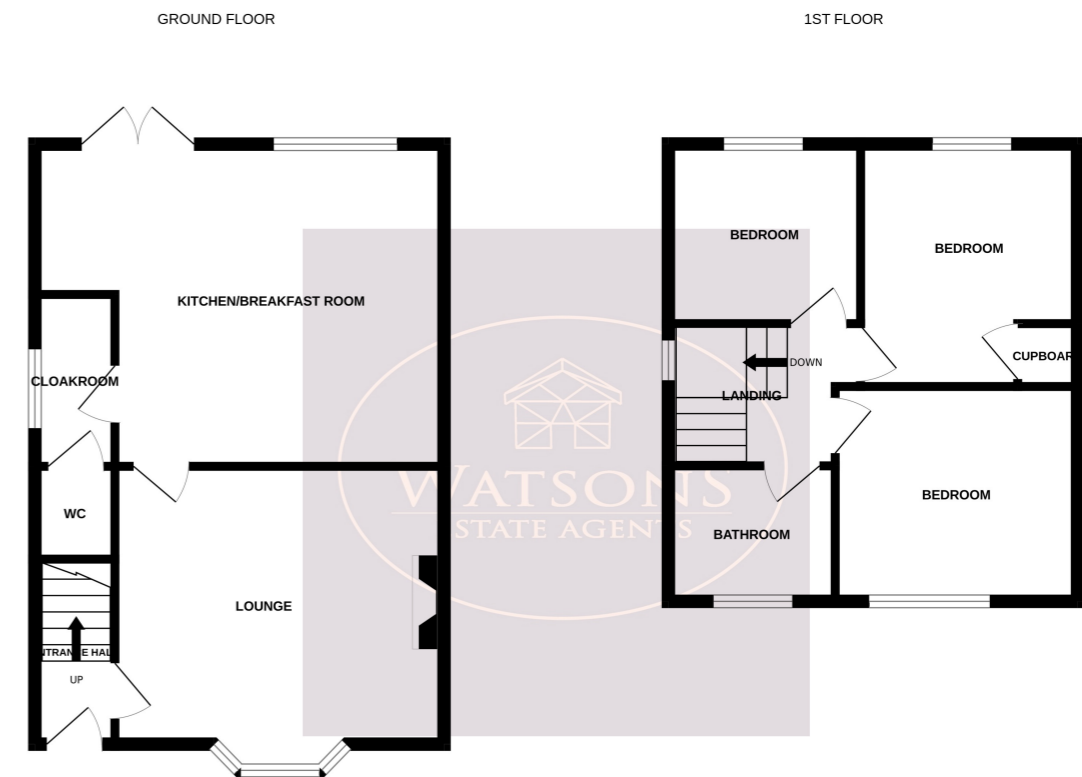
5.4m x 4.35m (17' 9" x 14' 3") A range of matching modern wall & base units, work surfaces incorporating a sink & drainer unit. Integrated appliances to include: waist height double electric oven, fridge freezer and washing machine. Central island incorporating a halogen hob with extractor fan over. Tiled flooring and radiator. UPVC double glazed windows to the rear, door to the Utility (access to downstairs wc), uPVC double glazed French doors leading out to the covered patio area and garden beyond.

### Utility

UPVC double glazed window to the side wall mounted combination boiler and door to the wc.

### WC

WC, vanity sink unit and extractor fan. Radiator.



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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## First Floor

### Landing

UPVC double glazed window to the side, access to the attic and doors to all bedrooms & bathroom.

### Bedroom 1

3.21m x 2.85m (10' 6" x 9' 4") UPVC double glazed window to the front with integrated shutter blinds, wood effect laminate flooring and radiator.

### Bedroom 2

3.45m x 2.82m (11' 4" x 9' 3") UPVC double glazed window to the rear, wood effect laminate flooring, fitted wardrobes, radiator.

### Bedroom 3

2.51m x 2.39m (8' 3" x 7' 10") UPVC double glazed window to the rear, wood effect laminate flooring and radiator.

### Bathroom

3 piece suite comprising WC, vanity sink unit & P shaped bath with shower over, all complimented by stylish tiling. Chrome heated towel rail and obscured UPVC double glazed window to the front.

### Outside

To the front of the property a block paved driveway provides off road parking for several vehicles. The low maintenance rear garden comprises a covered timber decking seating area, artificial lawn and an outdoor entertaining area with lighting at the bottom. All enclosed by timber fencing with gated access.