

Carman Close, Watnall, NG16 1JX

£260,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		81
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	48	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Our Seller says....

- Detached House
- 3 Bedrooms
- Generous Lounge Diner
- Modern Fitted Kitchen
- Private Rear Garden
- Driveway & Garage
- Sought After Cul De Sac Location
- Favoured School Catchments

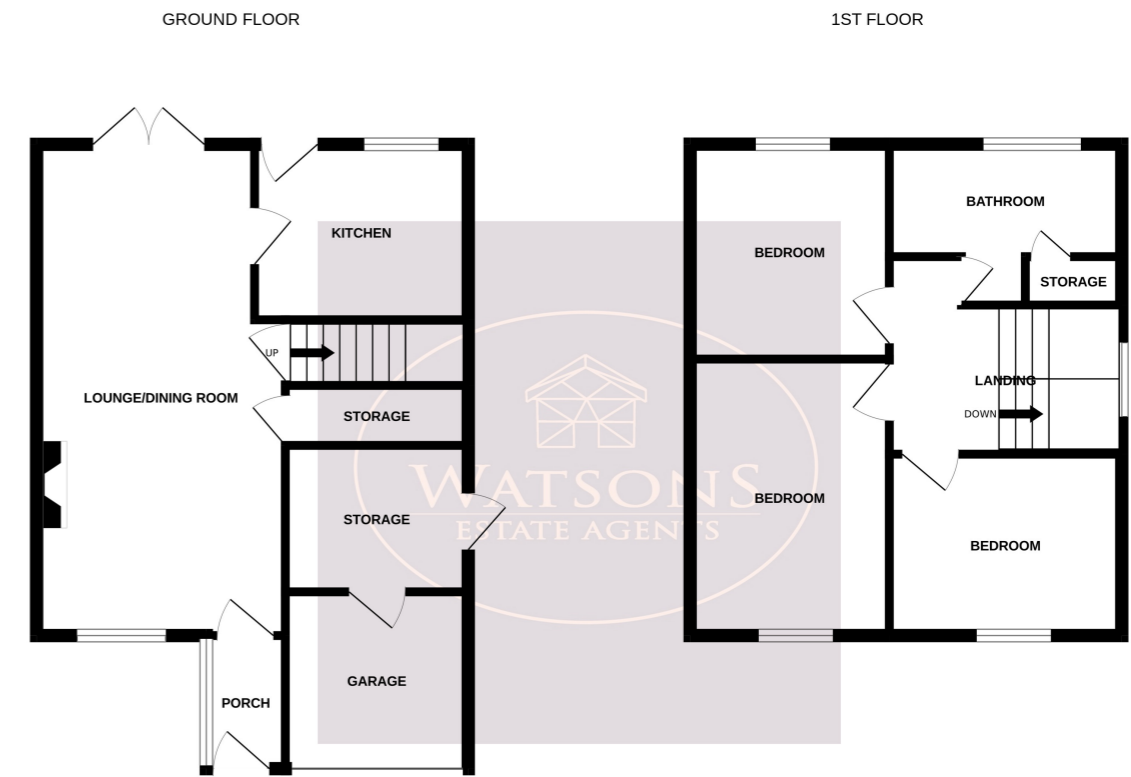
want to view?
 Call us on 0115 938 5577
 Our lines are open 8am - 8pm
 7 Days a week
 or email
 mail@watsons-residential.co.uk
 Ref - 23389171

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



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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***** TAKE A CLOSER LOOK ****** This detached 3 bedroom home provides a great opportunity to take the next step on the property ladder in Watnall. The accommodation comprises in brief; entrance porch, open plan lounge and dining area, breakfast kitchen with French doors to the rear garden. On the first floor, the landing leads to the 3 bedrooms and bathroom which is fitted with a white 4 piece suite. Outside, the rear garden enjoys a good level of privacy and consist of a paved patio area and a lawn. To the front of the property a driveway provides off road parking and leads to a single garage with up & over door. Carman Close is located just a mile from Kimberley Town Centre and has a number of schools and recreational parks within walking distance - perfect for buyers with children. For more information or book your viewing, call our team.

Ground Floor

Porch

UPVC double glazed windows, composite entrance door and door to the lounge diner.

Lounge Diner

6.81m x 3.41m (2.91m into the dining area) (22' 4" x 11' 2") UPVC double glazed window to the front, under stairs storage, 2 radiators, electric fire, door to the stairs and French doors to the rear garden.

Kitchen

2.93m x 2.35m (9' 7" x 7' 9") A range of matching wall & base units, work surfaces incorporating an inset stainless steel sink & drainer unit. Integrated appliances to include: electric oven & gas hob with extractor over, washing machine and dishwasher. UPVC double glazed window to the rear, wood effect laminate flooring, radiator and door to the rear.

First Floor

Landing

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

Bedroom 1

4.01m x 2.71m (13' 2" x 8' 11") UPVC double glazed window to the front, a range of fitted furniture and radiator.

Bedroom 2

3.2m x 2.43m (10' 6" x 8' 0") UPVC double glazed window to the front and radiator.

Bedroom 3

2.71m x 2.63m (8' 11" x 8' 8") UPVC double glazed window to the rear, a range of fitted furniture and radiator.

Bathroom

4 piece suite in white comprising WC, pedestal sink unit, bath and shower cubicle with mains fed dual rainfall effect shower. Chrome heated towel rail, ceiling spotlights, airing cupboard housing the hot water tank, extractor fan and obscured uPVC double glazed window to the rear.

Outside

To the front of the property, a tarmac driveway provides off road parking for 2 cars and leads to the garage (storage only) with up & over door and power. The rear garden offers a good level of privacy and comprises a paved patio, turfed lawn, flower bed borders with a range of plants & shrubs, timber built shed with power and is enclosed by timber fencing to the perimeter with gated access to the side.