

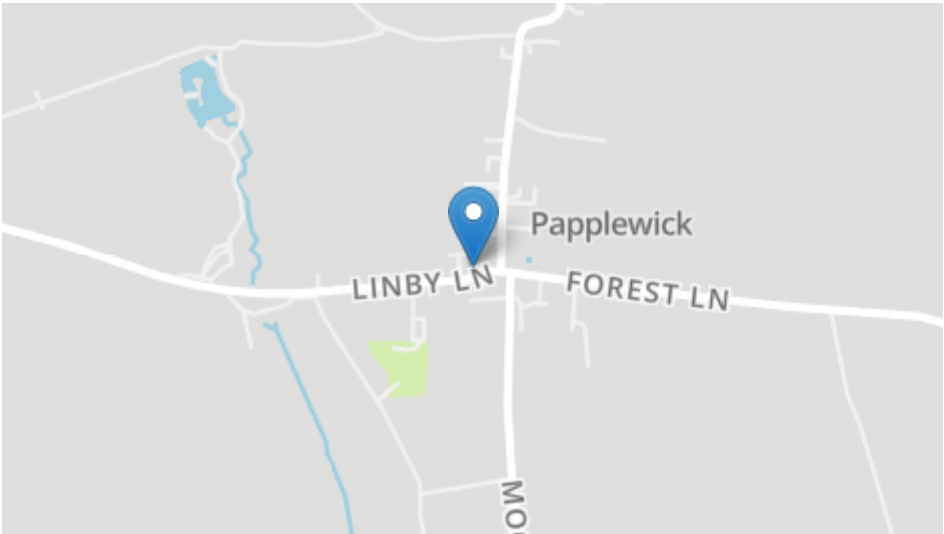
Blacksmiths Court, Papplewick, NG15 8FZ

Guide Price £290,000



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		89
(81-91) B		
(69-80) C	78	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



- Semi Detached Family Home
- 3 Bedrooms
- Generous Lounge Diner
- Modern Fitted Kitchen
- Downstairs WC
- Off Road Parking & Garage
- Cul De Sac Location
- Short Drive To Hucknall Town Centre
- Excellent Road Links

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 - 29879831

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



*** GUIDE PRICE £290,000 - £300,000 *** *** LIVE THE VILLAGE LIFE *** Located in a small cul-de-sac in the highly sought after village of Papplewick, on the doorstep of Newstead Abbey and Sherwood Forest, is this delightful and beautifully maintained three bedroom semi-detached property. Having been fully refurbished by the current owner, features include a downstairs WC, integral garage, a generous lounge/diner, and a private courtyard style garden. Briefly comprising; entrance hallway, downstairs WC, breakfast kitchen, lounge/diner. To the first floor, three bedrooms and shower room. Outside, the property is located in a small cul-de-sac, with a driveway to the front and access to the integral garage. To the rear is a private courtyard style garden. Papplewick is a much sought after village, with wonderful surrounding countryside, along with easy access to Sherwood Forest, Newstead Abbey, Ravenshead, Mansfield and much more. There are excellent road links close by which provide easy access into Nottingham and beyond. Contact Watsons to arrange a viewing.

Ground Floor

Entrance Hall

Composite entrance door to the side, stairs to the first floor, radiator, oak flooring and doors to the WC, lounge/diner and kitchen.

WC

WC, vanity sink unit, ceiling spotlights and radiator.

Lounge Diner

5.61m (max) x 5.03m (18' 5" x 16' 6") UPVC double glazed window to the rear. Door to the storage cupboard, door to the rear garden, oak flooring and radiator.

Breakfast Kitchen

3.84m x 3.24m (12' 7" x 10' 8") A range of matching wall & base units, work surfaces incorporating an inset sink and drainer unit. Integrated appliances to include: double electric oven & hob with extractor over, fridge freezer, washing machine & dishwasher. Breakfast bar, tiled flooring, radiator, ceiling spotlights and uPVC double glazed window to the front.

First Floor

Landing

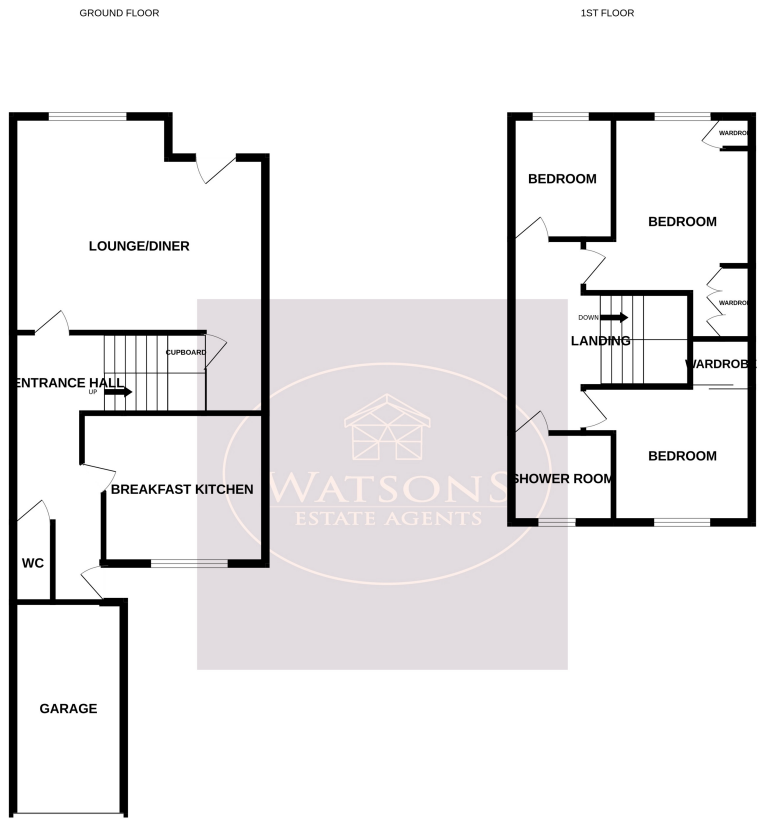
Access to the attic (fully boarded with power), radiator and doors to all bedrooms and shower room.

Bedroom 1

4.76m (max) x 3.77m (max) (15' 7" x 12' 4") UPVC double glazed window to the rear, fitted wardrobes and radiator.

Bedroom 2

3.3m x 3.18m (10' 10" x 10' 5") UPVC double glazed window to the front, fitted wardrobes and 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 misstatement. 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 3

2.71m x 2.17m (8' 11" x 7' 1") UPVC double glazed window to the rear and radiator.

Shower Room

3 piece suite in white comprising WC, vanity sink unit and shower cubicle. Obscured uPVC double glazed window to the front, chrome heated towel rail and ceiling spotlights.

Outside

To the front of the property a brick paved driveway provides off road parking leading to the single garage with electric roller door and power. Other features include a paved patio enclosed by wall & wrought iron facing. The rear garden comprises a paved patio seating area enclosed by timber fencing to the perimeter.

Agents Note

The seller has provided us with the following information: the boiler is located in the garage and is 6 years old. The boiler was last serviced in February 2025.