

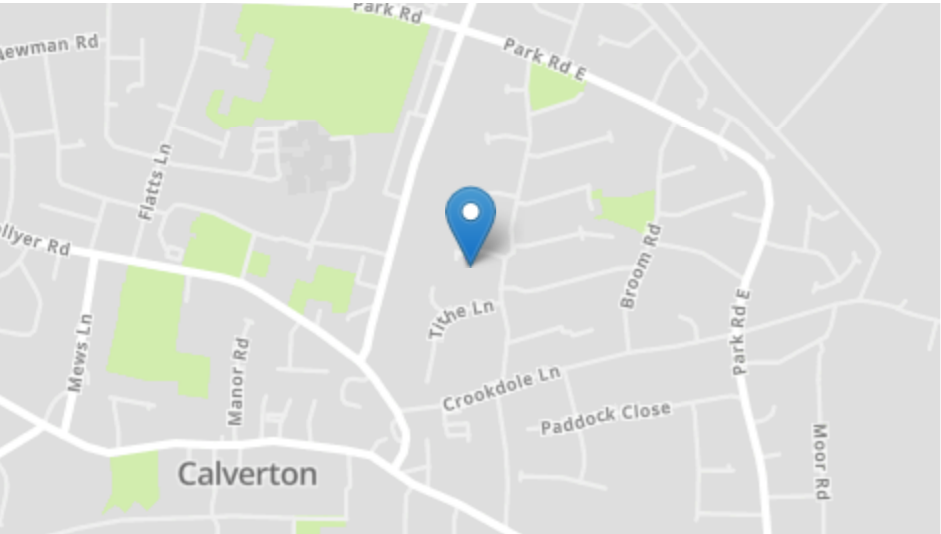
Watchwood Grove, Calverton, NG14 6HX

Offers Over £210,000



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		88
(69-80) C	73	
(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		

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 - 28854537



- Semi Detached Family Home
- 3 Bedrooms
- Modern Dining Kitchen
- En Suite & Family Bathroom
- Downstairs WC & Utility Room
- Driveway
- South Facing Rear Garden
- Cul De Sac Location
- No Upward Chain

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.



40 Main Street, Kimberley, NG16 2LY
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0115 938 5577
8am-8pm - 7days



***** SUPERB SEMI ***** Not only is this 3 bed semi positioned at the head of a quiet cul-de-sac, it boasts great premium extras you might not expect at this price, including a superb kitchen, utility, downstairs wc and en suite facilities, as well as a great south-facing rear garden to make the most of the Summer sun! In brief, the accommodation comprises of the lounge, dining kitchen with utility section and separate downstairs bathroom, upstairs landing to the 3 good size bedrooms (walk in shower cubicle to primary) and wc. Outside, a gravelled driveway to the front provides good off street parking and there is a lawned garden to the rear which has a generous shed with power. This location is just a 30 minute commute (approx) from Nottingham City Centre and has easy access to a range of amenities, whilst families will particularly appreciate the favoured school catchment too. There is NO UPWARD CHAIN, so call us now to arrange a viewing and make it yours while you can.

Ground Floor

Lounge

4.05m x 3.11m (13' 3" x 10' 2") UPVC double entrance door to the front, fireplace with inset multifuel burner, radiator, door to the kitchen and stairs to the first floor.

Dining Kitchen

6.54m x 3.14m (2.67 into the dining area) (21' 5" x 10' 4") A range of matching wall & base units, work surfaces incorporating an inset twin sink & drainer unit with flexitap. Integrated double electric over, 5 ring gas hob with extractor over, plumbing for washing machine & dishwasher. Ceiling spotlights, 2 radiator, tiled flooring, uPVC double glazed window to the rear, French doors to the rear garden and door to the WC.

WC

WC and obscured uPVC double glazed window to the side.

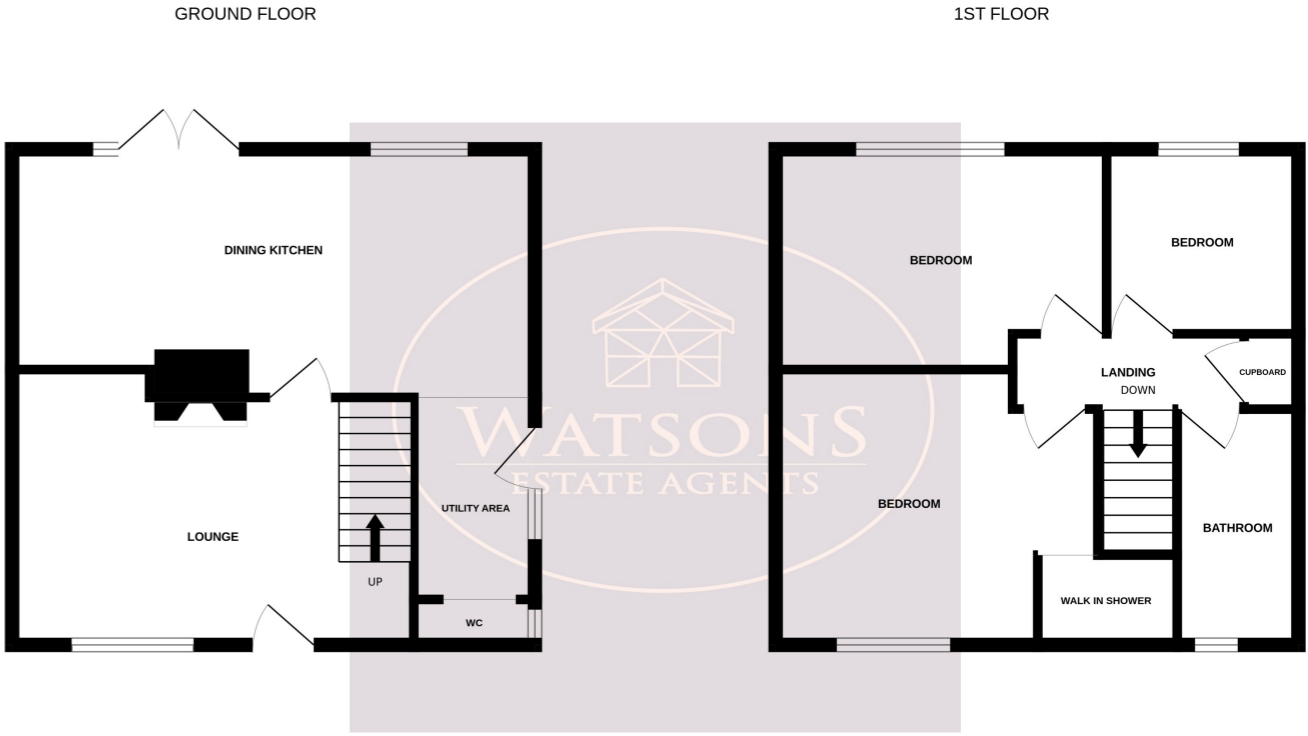
First Floor

Landing

Airing cupboard housing the combination boiler. Access to the attic (partly boarded) and doors to all bedrooms and bathroom.

Bedroom 1

4.0m x 3.23m (13' 1" x 10' 7") UPVC double glazed window to the front, radiator and door to the en suite.



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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En Suite

2 piece suite in white comprising wall mounted sink and wall mounted electric shower. Chrome heated towel rail, ceiling spotlights and extractor fan.

Bedroom 2

3.9m x 2.66m (12' 10" x 8' 9") UPVC double glazed window to the rear and radiator.

Bedroom 3

2.6m x 2.38m (8' 6" x 7' 10") UPVC double glazed window to the rear and radiator.

Bathroom

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

Outside

To the front of the property is a gravelled driveway providing ample off road parking. The South facing rear garden comprises a paved patio seating area, turfed lawn, railway sleeper flower bed borders with a range of plants & shrubs, timber built shed with power, external tap and is enclosed by timber fencing to the perimeter with gated access to the side.