

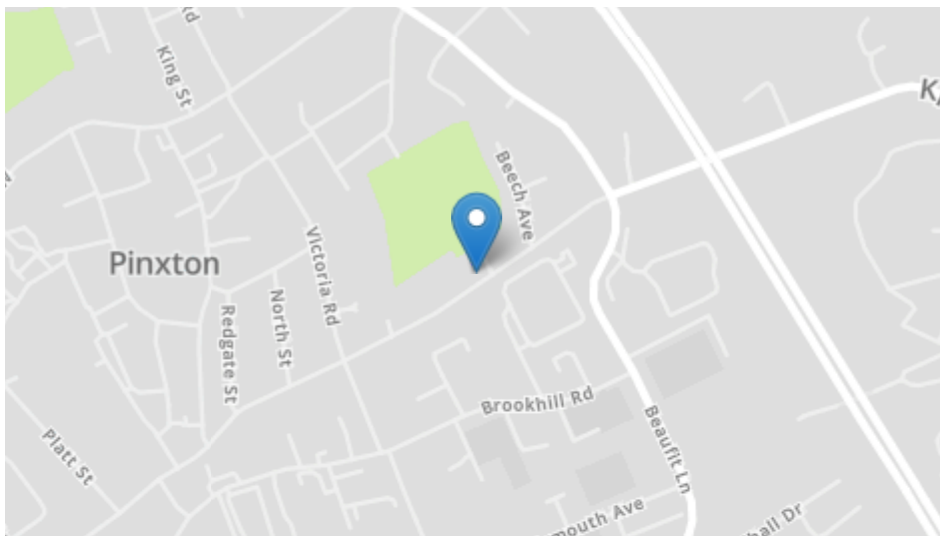
Wharf Road, Pinxton, NG16 6HA

£230,000



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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 - 23768109



- Extended Semi Detached Home
- 3 Bedrooms
- Modern Dining Kitchen
- En Suite & Family Bathroom
- Utility Room
- Generous Rear Garden
- Driveway
- Open Views To The Front & Rear
- Ease of Access to A38 & M1

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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***** SIMPLY SUPERB SEMI! ***** This 3 bedroom semi detached home is exceptionally well presented throughout and sits on a generous plot to give an abundance of off street parking, as well as a generous private rear which would be perfect for children to enjoy the Summer months. But this is not just style over substance - the accommodation itself is spacious and ticks some great premium boxes, comprising in brief: entrance hall, lounge diner, dining kitchen, utility room and family bathroom to the ground floor, upstairs landing to the 3 good size bedrooms (en suite to primary). A range of amenities are nearby including schools, pubs, restaurants, library, GP Practice & Pharmacy. Transport links here are excellent too, with easy access to key road links including A38 & M1 motorway. Call our sales team now to arrange a viewing.

Ground Floor

Entrance Hall

Composite entrance door to the front and door to the lounge.

Lounge Diner

5.57m x 4.57m (18' 3" x 15' 0") UPVC double glazed window to the front, 2 radiators, wood effect laminate flooring, wooden fire place with inset space for fire and door to the dining kitchen. Open to the study area.

Dining Kitchen

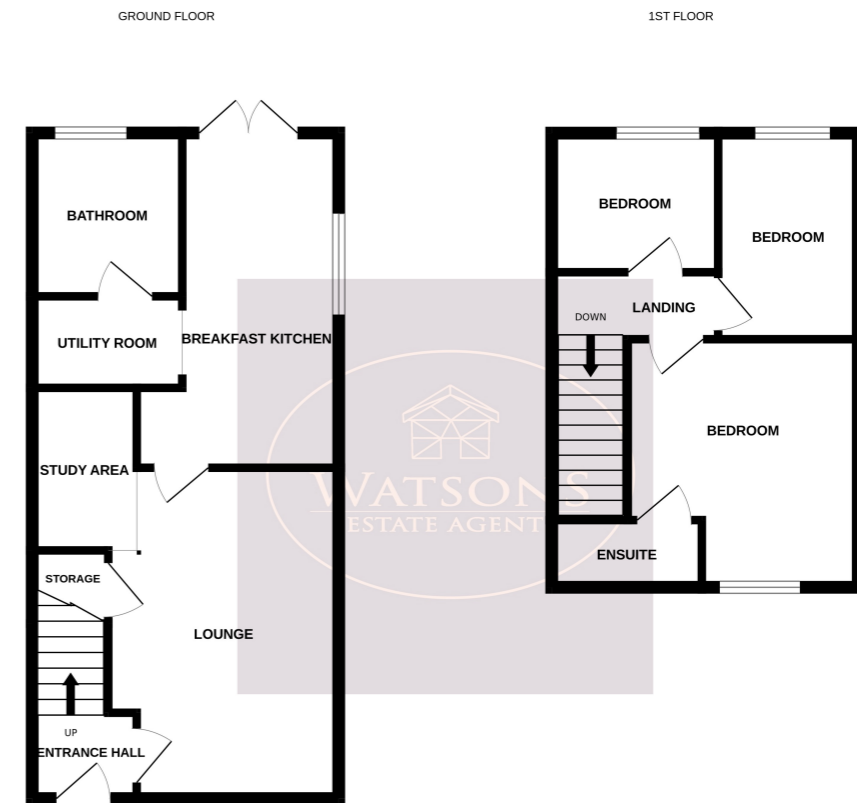
5.7m x 3.03m (18' 8" x 9' 11") A range of high gloss wall & base units, work surfaces incorporating an inset one & a half bowl sink & drainer unit. Integrated appliances to include: electric oven, 5 ring gas hob with extractor over and dishwasher. Central island offering further storage space, uPVC double glazed window to the side, tiled flooring, radiator, door to the utility room and French doors to the rear garden.

Utility Room

2.15m x 1.29m (7' 1" x 4' 3") Plumbing for washing machine. Door to the bathroom.

Bathroom

4 piece suite in white comprising WC, pedestal sink unit, bath and walk in shower with mains fed shower over. Ceiling spotlights, obscured uPVC double glazed window to the rear and vertical 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.
Made with Metropex 02/24

First Floor

Primary Bedroom

3.53m x 2.98m (11' 7" x 9' 9") UPVC double glazed window to the front, radiator, 2 built in sliding door wardrobes housing the combination boiler and door to the en suite.

En Suite

3 piece suite in white comprising WC, floating sink and walk in shower cubicle with dual rainfall effect shower. Ceiling spotlights and extractor fan.

Bedroom 2

3.41m x 2.97m (11' 2" x 9' 9") UPVC double glazed window to the rear and radiator.

Bedroom 3

2.62m x 2.41m (8' 7" x 7' 11") UPVC double glazed window to the rear, radiator and wood effect laminate flooring.

Outside

To the front of the property a tarmac driveway provides ample off road parking. The rear garden offers a good level of privacy with open views and comprises a paved patio, tiered lawn, external tap & power point, timber built shed with power. The garden is enclosed by timber fencing to the perimeter with gated access to the side.