

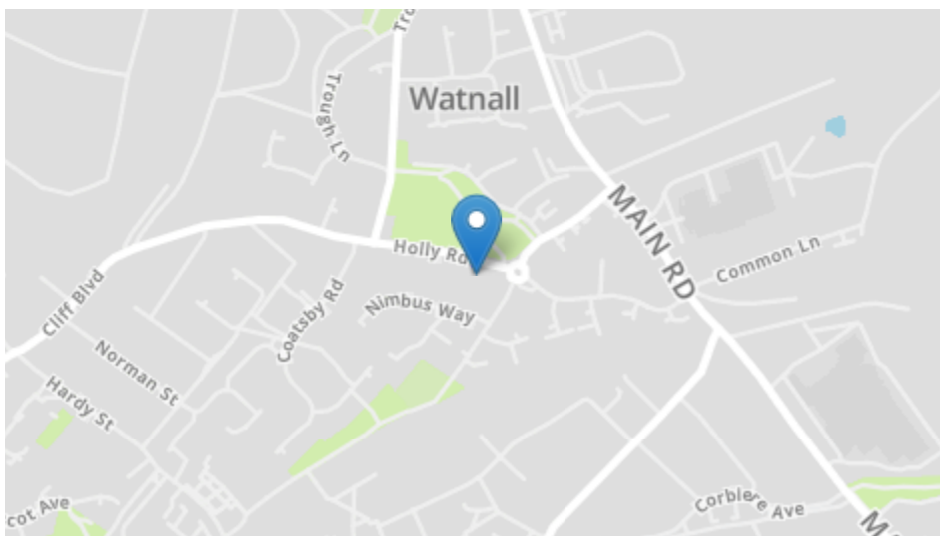
Holly Road, Watnall, NG16 1HP

Offers Over £450,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		67	83
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 - 27825707

- Our Seller says....
- Extended Detached Family Home
 - 3 Bedrooms Plus Study
 - 2 Reception Rooms
 - 2 En Suites & Family Bathroom
 - Garden Room
 - Generous South West Facing Garden
 - Driveway & Garage
 - Walking Distance To Kimberley Town Centre
 - Sought After Location
 - No Upward Chain

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



FALL IN LOVE WITH YOUR FOREVER HOME A unique three/four bedroom detached, much loved family home in the sought after area of Watnall. EXTENDED and with THREE reception rooms, two en-suites, gated driveway, wonderful private garden, and offered to the market with NO CHAIN. Briefly comprising; entrance porch, hallway, dining kitchen with access to the garage/utility, dining room, lounge, garden room. To the first floor, three generously proportioned bedrooms, two with en-suite, study/fourth bedroom, and family bathroom. Outside, the property is set back from the road with gates to the driveway providing ample off road parking. To the rear is a delightful South West facing private lawned garden and outside wc. Located in the highly regarded area of Watnall, the property is within easy reach of Kimberley town centre catering for all day to day needs and favoured schools. Road links provide easy access to the nearby town of Hucknall, whilst the A610 gives access to Nottingham. This one of a kind family home won't be on the market for long, so call Watsons today to arrange your viewing.

Ground Floor

Porch

Brick & uPVC double glazed construction, tiled flooring, radiator and door to the entrance hall.

Entrance Hall

UPVC double glazed entrance door to the front, 3 uPVC double glazed windows to the side, stairs to the first floor, wood effect laminate flooring and French doors to the dining room and door to the dining kitchen.

Dining Room

3.62m x 3.45m (11' 11" x 11' 4") Radiator and sliding patio doors leading to the garden room. Open to the lounge.

Lounge

6.44m x 3.94m (21' 2" x 12' 11") UPVC double glazed bay window to the rear, radiator. Feature wooden fire place with marble surround and hearth.

Garden Room

4.67m x 3.39m (15' 4" x 11' 1") Brick & uPVC double glazed construction, 4 velux windows, luxury vinyl tiled flooring, radiator and bi folding doors to the rear garden.

Dining Kitchen

4.57m x 4.28m (15' 0" x 14' 1") A range of matching wall & base units, work surfaces incorporating an inset country style sink. Integrated appliances to include double electric oven, induction hob with extractor over, velux window, luxury vinyl flooring, door to the pantry and door to the garage/utility area.

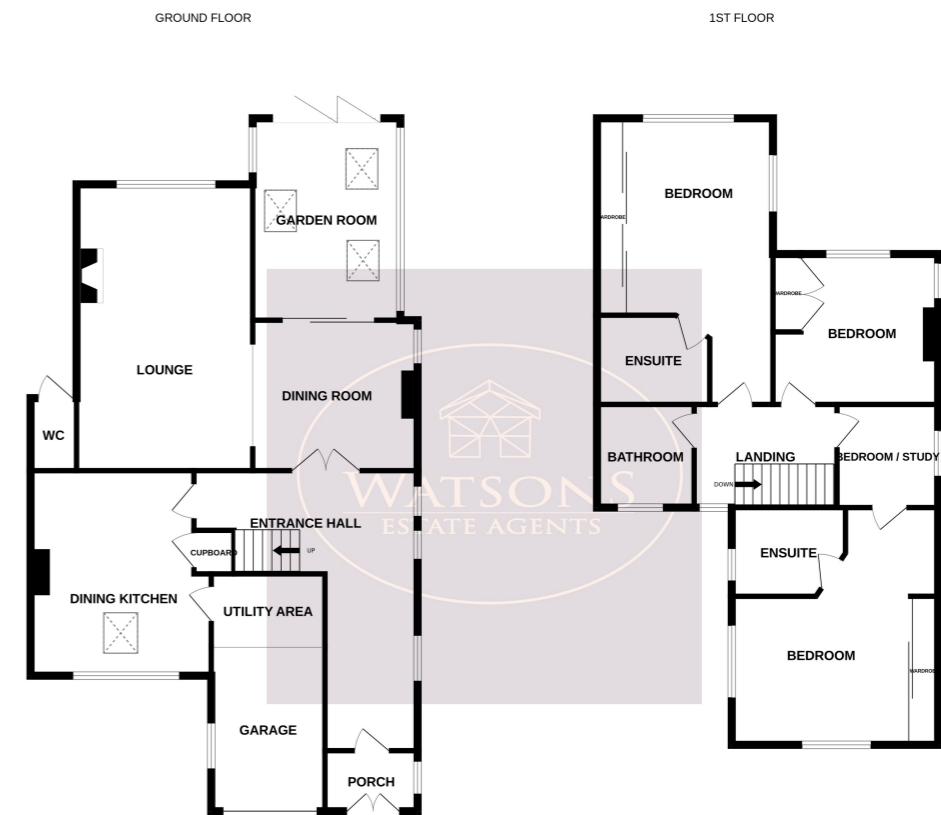
First Floor

Landing

UPVC double glazed window to the front, airing cupboard, access to the attic (fully boarded with power) and doors to all bedrooms and bathroom.

Primary Bedroom

6.37m max x 3.34m (20' 11" x 10' 11") UPVC double glazed windows to the side & rear, sliding door wardrobe, 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 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 Metropix 02/24

En Suite

3 piece suite in white comprising WC, twin vanity sink unit and shower cubicle. Heated towel rail and extractor fan.

Bedroom 2

5.29m x 4.42m (17' 4" x 14' 6") UPVC double glazed windows to the front & side, sliding door wardrobe, radiator and door to the en suite.

En Suite

3 piece suite comprising WC, pedestal sink unit and shower cubicle. Heated towel rail and obscured uPVC double glazed window to the side.

Bedroom 3

3.69m x 3.57m (12' 1" x 11' 9") UPVC double glazed windows to the side & rear, wardrobe, ceiling spotlights and radiator.

Bedroom 4/Study

2.49m x 2.34m (8' 2" x 7' 8") UPVC double glazed window to the side and radiator.

Bathroom

3 piece suite in white comprising WC, pedestal sink unit and bath with shower over. Ceiling spotlights, extractor fan, towel rail and obscured uPVC double glazed window to the front.

Outside

To the front of the property are raised flower bed borders with a range of plants & shrubs. A tarmac driveway provides ample off road parking leading the detached garage measuring 5.32m x 2.60m with electric roll up door, having a range of wall & base units, plumbing for washing machine & dryer and obscured uPVC double glazed window to the side. The driveway is enclosed by wall and hedge to the perimeter and is secured by wrought iron gates to the front. The rear garden offers a good level of privacy and comprises a paved patio, turfed lawn, flower bed borders with a range of mature plants & shrubs, timber built shed and is enclosed by timber fencing to the perimeter with gated access to the side and access to the outside WC.