

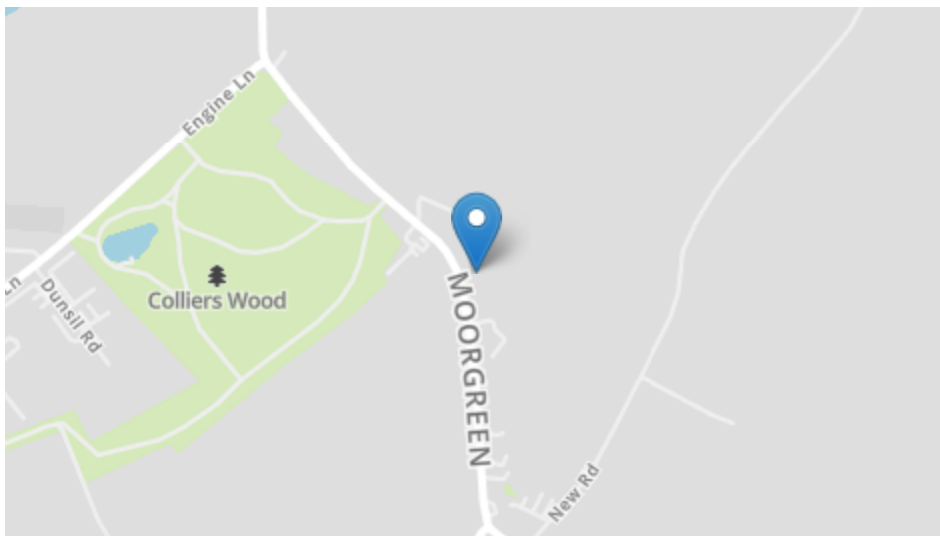
Moorgreen, Moorgreen, NG16 2FE

GUIDE PRICE £650,000



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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			
England, Scotland & Wales		79	86
		EU Directive 2002/91/EC	



Our Seller says....

- Modern Detached Family Home
- 5 Bedrooms
- 3 En Suites
- Study
- Utility & Downstairs WC
- Driveway & Garage
- Private South Facing Rear Garden
- Sought After Location with Countryside Nearby
- Open Views To The Front & Rear

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 - 27841104

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 £650,000 - £700,000 *** Prepare to fall in love with this BESPOKE & RENOVATED detached property situated within the sought after area of Moorgreen. If you're looking for a modern home within a substantial plot as well as open views to the front and back, this will meet your needs and more. There is a wealth of space to suit any family's needs and the current owners have substantially renovated much of this property, though there is still work needed to complete which will give the new owners the opportunity to really put their own stamp on it. Accommodation to the ground floor in brief comprises; an impressive entrance hallway, stunning open plan dining kitchen with tree lined views, separate lounge with striking, ever changing skyline views, utility & ground floor WC, primary bedroom with four piece en suite & separate dressing room and two further double bedrooms; 4 & 5. To the first floor there are a further two spacious double bedrooms both benefiting from partially fitted en suites as well as a separate office/ bedroom 6, spacious galleried landing with unspoiled views of the countryside to the front, and fields to the rear. For those that love to read, this makes for the perfect spot to immerse yourself in while also enjoying regular visits from a delightful variation of wildlife throughout the four seasons. Moving on to the outside space, it does not disappoint. A generous & private southeast facing rear garden offers the ultimate setting for any family to enjoy and there is plenty of scope to develop this into a fantastic space. Moorgreen is renowned for offering the best of both worlds with picturesque countryside views & walks as well as easy access to nearby towns including Eastwood and Kimberley where you will find a variety of local amenities. For those that commute, fantastic road links including the M1 (equidistant to junctions 26 & 27) are only a short drive away. This truly is the "ultimate family home" and is a great opportunity for the new owners to make it their own. Both the property and area must be viewed to be truly appreciated, call our team today to arrange your viewing!

Ground Floor

Entrance Hall

Composite entrance door to the front, uPVC double glazed window to the side, 2 velux windows, bespoke American white oak staircase leading to the galley landing which can also be used as a study, ceiling spotlights and doors to the lounge, dining kitchen and the primary bedroom.

Lounge

4.76m x 4.07m (15' 7" x 13' 4") UPVC double glazed windows to the front & side, underfloor heating and ceiling spotlights.

Dining Kitchen

5.13m (4.41m min) x 5.0m (16' 10" x 16' 5") A range of matching wall & base units, granite work surfaces incorporating an inset one & a half bowl stainless steel sink & drainer unit. Integrated Seimens appliances to include: waist height double electric oven & large induction hob with extractor over, dishwasher and wine cooler. Central island offering further storage space, 2 velux windows. UPVC double glazed window to the side, 4 panel Bifolding doors to the rear garden, underfloor heating, ceiling spotlights and door to the utility room.

Utility Room

2.63m x 1.74m (8' 8" x 5' 9") The same range of matching wall & base units as in the dining kitchen, work surfaces incorporating an inset one & a half bowl stainless steel sink & drainer unit. Plumbing for washing machine, uPVC double glazed window to the rear, extractor fan and door to the rear.

Primary Bedroom

4.1m x 3.61m (13' 5" x 11' 10") UPVC double glazed window to the rear, underfloor heating, door to the 4 piece en suite and dressing room.

En Suite

3m x 2m (9' 10" x 6' 7") 4 piece suite comprising WC, vanity sink unit, panelled bath and large walk in shower cubicle with mains fed shower. Underfloor heating, extractor fan and uPVC double glazed window to the rear.

Dressing Room

3.0m x 1.61m (9' 10" x 5' 3") Underfloor heating.

Inner Hall

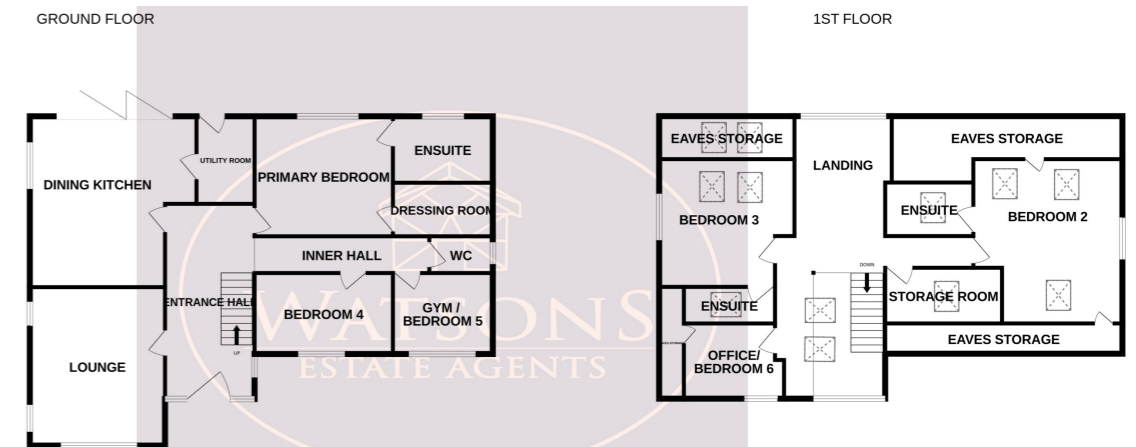
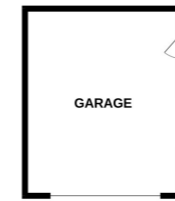
Doors to bedroom 4, WC and gym/bedroom 5.

WC

Concealed cistern WC, vanity sink unit, extractor fan, underfloor heating and obscured uPVC double glazed window to the side.

Bedroom 4

4.0m x 2.44m (13' 1" x 8' 0") Large uPVC double glazed window to the front, underfloor heating.



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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Bedroom 5 / Gym

2.97m x 2.43m (9' 9" x 8' 0") UPVC double glazed window to the front, underfloor heating and wall mounted combination boiler.

First Floor

Landing

Floor to ceiling uPVC double glazed window to the rear & front, 2 velux widows, radiator, doors to bedrooms 2, 3, bedroom 6/office and storage room.

Bedroom 2

4.94m x 4.47m (16' 2" x 14' 8") 3 velux windows uPVC double glazed window to the side, ceiling spotlights, radiator, integrated eaves storage and door to the en suite.

En Suite

2 piece suite in white comprising WC and vanity sink unit, plumbing for shower cubicle, Velux window, extractor fan and ceiling spotlights.

Bedroom 3

4.44m x 3.83m (14' 7" x 12' 7") UPVC double glazed window to the rear, 2 velux windows, ceiling spotlights and door to the en suite.

En Suite

White 2 piece suite comprising WC and pedestal sink unit, plumbing for shower cubicle, Velux window and radiator.

Storage Room

3.51m x 1.64m (11' 6" x 5' 5") Velux window, hot water tank and radiator.

Bedroom 6 / Office

2.74m x 2.28m (9' 0" x 7' 6") UPVC double glazed window to the front, radiator and integrated eaves storage.

Outside

Running alongside the property, a double tarmac driveway with planning permission for a central gated access, which provides ample off-road parking, leading to the detached garage measuring 5.62m x 4.69m (18' 5" x 15' 5") and equipped with water, power, electric roll up door and uPVC double glazed window & door to the side. The Southwest facing rear garden offers a good level of privacy and comprises a turfed lawn, flower bed borders with a range of trees, plants & shrubs, timber built shed 3.66m x 2.44m (12' 0" x 8' 0") and is enclosed by timber fencing and hedge borders to the perimeter.