

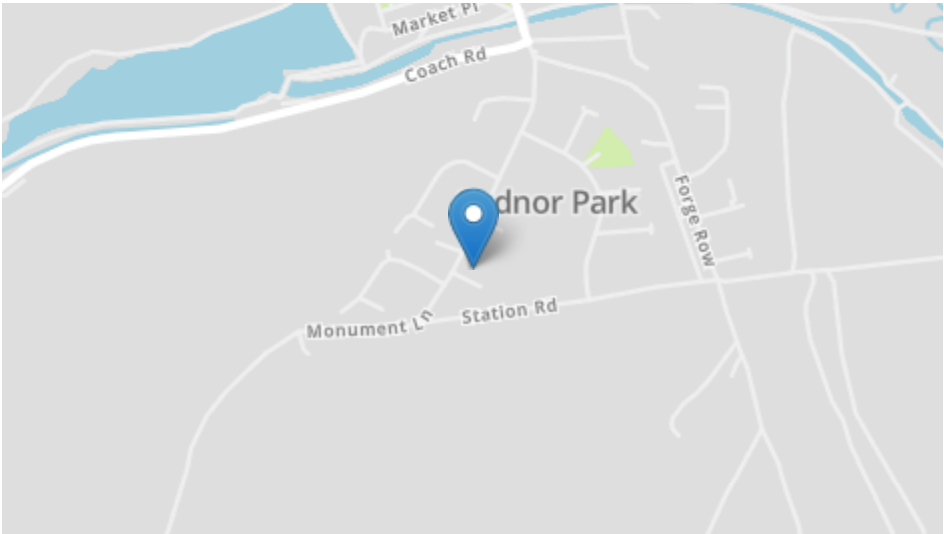
Kestrel Heights, Codnor Park, NG16 5PW

Offers Over £150,000



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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		
	55	83
England, Scotland & Wales		EU Directive 2002/91/EC



- Semi Detached House
- 2 Good Size Bedrooms
- Spacious Lounge
- Breakfast Kitchen
- Conservatory & Garden Room
- Driveway & Garage
- Cul De Sac Location
- Codnor Park & Countryside Walks Nearby

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 - 28821142

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



*** YOU'LL BE FLYING HIGH AT KESTREL HEIGHTS! *** NO CHAIN *** This wonderful 2 bedroom semi detached home is located in a very desirable cul de sac within the popular village of Codnor Park. Boasting spacious living accommodation with a dining kitchen, lounge, conservatory, garage/garden room, 2 bedrooms and a bathroom and outside you will find front and rear gardens and a private driveway. Priced very competitively we expect a lot of interest on the fabulous home so call us now to book your viewing!

Ground Floor

Dining Kitchen

4.53m x 2.99m (14' 10" x 9' 10") A range wall and base units with work surface incorporating an inset stainless steel sink and drainer unit. Integrated appliances, including electric oven and hob with extractor over. Plumbing for washing machine and dishwasher. Breakfast bar, storage heater and tiled floor. UPVC double glazed window and wooden entrance door to the front and door to the lounge.

Lounge

5.35m x 4.56m (17' 7" x 15' 0") UPVC double glazed sliding patio doors to conservatory, storage heater and stairs to the first floor.

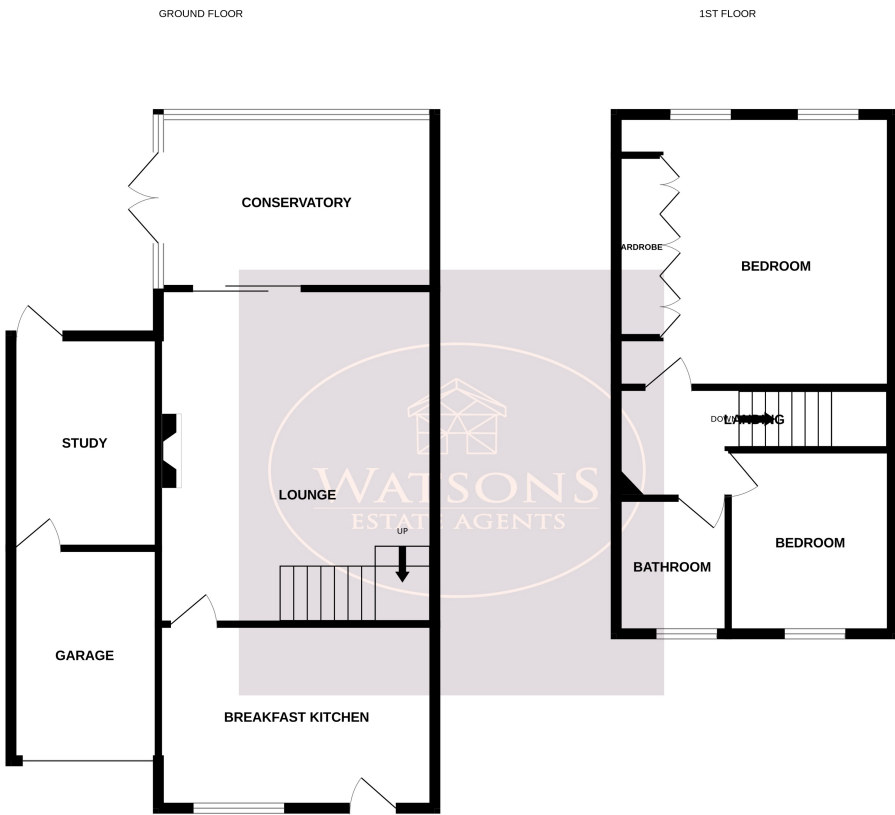
Conservatory

4.57m x 3.10m (15' 0" x 10' 2") UPVC double glazed and brick construction. Tiled floor, storage heater and French doors to the rear garden.

First Floor

Landing

Access to the partly converted attic, fitted with power, lighting and velux window to the rear. Doors to both bedrooms and the bathroom.



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 Metropix 02025

Bedroom 1

4.56m x 4.36m (15' 0" x 14' 4") Two uPVC double glazed windows to the rear, fitted wardrobe and storage heater.

Bedroom 2

2.98m x 2.69m (9' 9" x 8' 10") UPVC double glazed window to the front and storage heater.

Bathroom

White 3 piece suite comprising wc, pedestal sink, panelled bath with electric shower over. Chrome towel rail, extractor fan and obscured uPVC double glazed window to the front.

Garage/Garden Room

3.51m x 2.41m (11' 6" x 7' 11") Garage fitted with up and over door, power, lighting and door leading to the garden room fitted with power, lighting and uPVC double glazed door to the rear garden.

Outside

To the front of the property are flower bed borders with a range of plants and shrubs and a tarmacadam driveway, providing parking for multiple vehicles, leading to the garage. The south facing rear garden is enclosed by timber fencing and hedge to the perimeter and comprises paved patio seating area with timber steps leading to a raised garden area with a range of plants, shrubs and trees.