

Church Hill, Jacksdale, NG16 5QG

£475,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	73	83
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	



Our Seller says....

- Detached Dormer Bungalow
- 5 Double Bedrooms
- Downstairs WC & Family Bathroom
- South-Facing Balcony
- Jaw-Dropping Views
- Presented To A Very High Standard
- Driveway & Garage
- Private Plot With Outbuilding
- Viewing Highly Recommended

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 - 26163869

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



\*\*\* INTRODUCING 'ACRES REST' - THE PERFECT COUNTRYSIDE RETREAT \*\*\* The balcony views to the south-facing rear of this property in Jacksdale provide the perfect backdrop to what is a simply superb family home. Please take a moment to read on, but we would invite you to view this one in person. There is excellent versatility with the accommodation being particularly well maintained and enhanced by the current owners, to comprise in brief: entrance hall, lounge, kitchen open to orangery, bedroom 5 and a recently refitted ground floor shower room. A lobby to 2 further multi functional rooms, which could be used as bedrooms or home offices, complete the extensive ground floor.

Upstairs, you will find a spacious and modern family bathroom with 4 piece suite & premium fittings including a stylish tabletop sink. Bedroom 3 is a further appealing and well proportioned bedroom, but it is the primary bedroom where you will be REALLY impressed! Upon entry, you will want to walk straight over to the balcony which overlooks jaw-dropping countryside. Not only that, but the south-facing aspect means you can enjoy watching the sun set in the summer, or perhaps star gaze in the winter. This is a particularly generous room, benefitting from 'his 'n' her' built in wardrobes to free up space, as well as the en suite facilities for convenience. Throughout the property a modern heating system which both warms and cools each room separately making the home very energy efficient, particularly in Winter.

Outside, the private plot enjoys a high level of privacy and a recently installed decked patio area is a great addition to enjoy the views whilst sunbathing during the summer months. There is also an outbuilding which would easily be used as a home office, gym or even a bar to complement the entertainment facilities. An external storage cupboard houses the gas cylinder boiler. At the front and running along the side of the property is a driveway leading to a detached garage to provide good off street parking provision.

#### Ground Floor

##### Entrance Hall

UPVC entrance door to the side, laminate wood flooring and stairs to the first floor. Doors to the kitchen, shower room and bedroom 4/study.

##### Lounge

6.77m x 5.19m (22' 3" x 17' 0") UPVC double glazed window and bay window to the rear, feature fireplace with inset multi fuel burner, air conditioning unit, 2 radiators and laminate wood flooring.

##### Kitchen

5.51m x 3.38m (18' 1" x 11' 1") A range of matching wall & base units with solid wood worksurfaces incorporating an inset Belfast sink unit. Space for range cooker with extractor over, plumbing for washing machine and dishwasher. Chrome heated towel rail, tiled floor, door to the lobby, opening to the orangery and double doors to the lounge.

##### Orangery

4.45m x 2.78m (14' 7" x 9' 1") Brick and uPVC construction, radiator, laminate wood flooring, breakfast bar and French doors to the rear garden.

##### Lobby

Doors to bedroom 2 and bedroom 5/study.

##### Bedroom 2

4.16m x 2.44m (13' 8" x 8' 0") UPVC double glazed windows to the front and side, radiator, laminate wood flooring and air conditioning unit.

##### Bedroom 5/Study

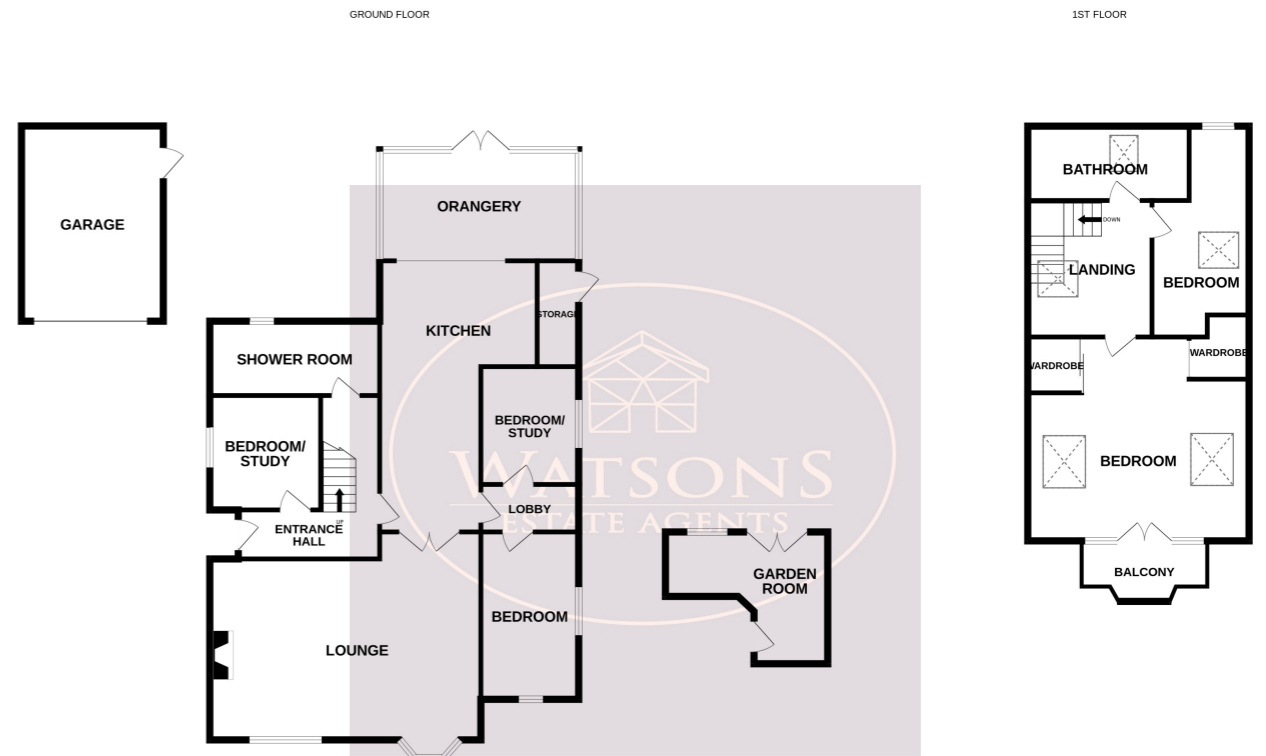
2.95m x 2.42m (9' 8" x 7' 11") UPVC double glazed window to the side, air conditioning unit, radiator and laminate wood flooring.

##### Shower Room

White 3 piece suite comprising concealed cistern wc, vanity sink unit and shower cubicle with mains fed shower. Obscured uPVC double glazed window to the rear, extractor fan, chrome heated towel rail, fully tiled walls, laminate wood flooring and fitted storage cupboards.

##### Bedroom 4/Study

2.86m x 2.76m (9' 5" x 9' 1") UPVC double glazed window to the side, radiator and laminate wood flooring.



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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#### First Floor

##### Landing

Velux window to the side, doors to bedroom 1, 3 and the bathroom, access to the attic.

##### Bedroom 1

5.57m x 5.09m (18' 3" x 16' 8") 2 Velux windows to the sides, 2 uPVC double glazed windows and French doors to the front leading to the balcony with open views to the South. Character ceiling beams, laminate wood flooring, ceiling spotlights, air conditioning unit, 2 radiators and 2 fitted wardrobes.

##### Bedroom 3

4.58m x 2.43m (15' 0" x 8' 0") UPVC double glazed window to the rear and Velux window to the side. Air conditioning unit, radiator and ceiling spotlights.

##### Bathroom

White 4 piece suite comprising wc, vanity sink unit with round counter top sink, whirlpool bath and shower cubicle with mains fed rainfall shower. Ceiling spotlights, extractor fan, radiator and tiled flooring. Obscured uPVC double glazed window to the side and Velux window to the rear.

##### Outside

To the front of the property is a turfed lawn, flower bed borders with a range of plants & shrubs and tarmac driveway leading alongside to the detached garage measuring 4.75m x 3.63m (15' 7" x 11' 11") and fitted with power, up & over door and uPVC door to the side. The landscaped rear garden comprises paved patio area, raised timber decking, turfed lawn, pond and flower bed borders with a range of plants, shrubs and trees. Brick built outhouse, door to the boiler room, and door to the garden room. The rear garden is enclosed by timber fencing to the perimeter with gated access to the side and rear.

##### Garden Room

3.64m x 2.88m (11' 11" x 9' 5") Timber construction, entrance door to the side, uPVC double glazed window and French doors to the rear. Fitted with power, lighting and air conditioning unit.