

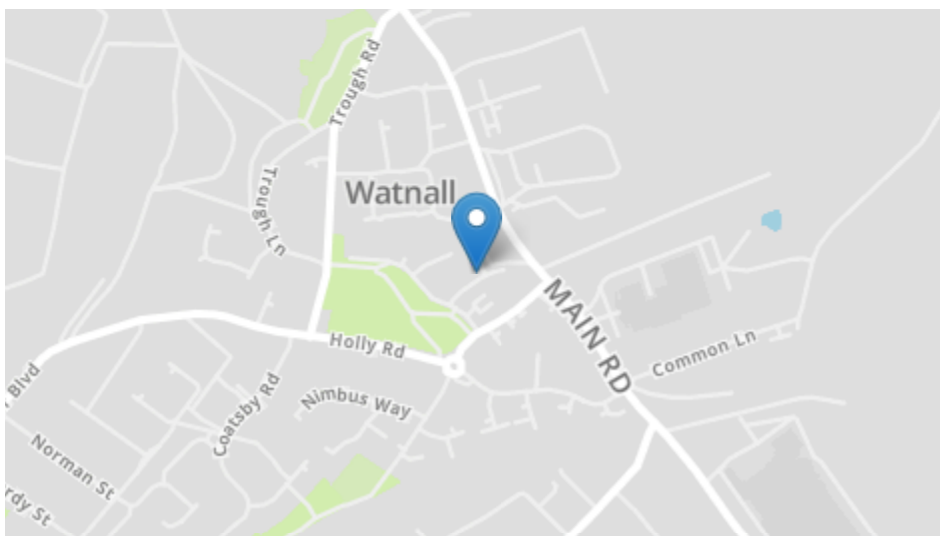
Kirtley Close, Watnall, NG16 1FX

Offers Over £220,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	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			
		73	83
		EU Directive 2002/91/EC	



- Mid Terrace 3 Storey House
- 4 Bedrooms
- En Suite To Primary Bedroom
- Downstairs WC and Utility Room
- Open Plan Dining Kitchen
- Driveway & Garage
- Popular Cul De Sac Location
- Excellent Road & Public Transport Links

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 - 26634824

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



***** THREE STOREY GLORY ***** This modern three storey town house in Watnall offers deceptively spacious accommodation, not quite evident from the front photo. This ground floor comprises in brief; entrance hall, WC, utility room and ground floor bedroom which could equally be used a home office. On the first floor, the landing gives access to the lounge and dining kitchen which is fitted with shaker style units. The second floor leads to the family bathroom and 3 bedrooms, with bedroom 1 benefiting from an en suite shower room. Outside, the garden is mainly lawned with a paved patio and fencing to the perimeter, whilst a driveway to the front provides off road parking and leads to the integral single garage. Kirtley Close is located in a sought after residential area popular with families and is less than a mile from the shops and amenities in Kimberley Town Centre. Nearby schools include Larkfield, Hollywell Primary & The Kimberley School and for buyers needing to commute, the A610 is just a short drive away. For more information or to book your viewing appointment, call our team.

Ground Floor

Entrance Hall

Entrance door, stairs to the first floor, under stairs storage cupboard, radiator and doors to the garage, WC, utility room and bedroom 4.

WC

WC, pedestal sink unit, extractor fan and radiator.

Utility Room

2.07m x 1.4m (6' 9" x 4' 7") Work surfaces incorporating a stainless steel sink & drainer unit. Plumbing for washing machine, wall mounted boiler, radiator, extractor fan and door to the rear garden.

Bedroom 4/Study

3.25m x 2.74m (10' 8" x 9' 0") UPVC double glazed window to the rear and radiator.

First Floor

Landing

Airing cupboard housing the hot water tank, stairs to the second floor, under stair storage cupboard, radiator and doors to the lounge and dining kitchen.

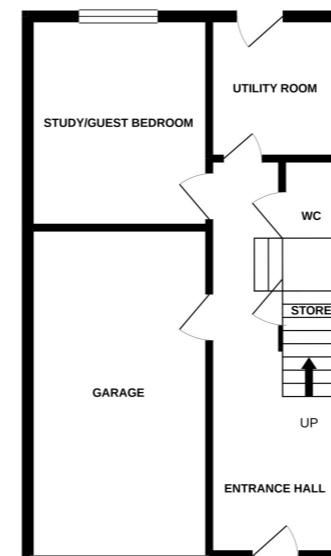
Lounge

4.91m x 3.34m (16' 1" x 10' 11") Two uPVC double glazed windows to the rear and electric fire with surround.

Dining Kitchen

4.88m x 2.9m (16' 0" x 9' 6") A range of matching shaker style wall & base units, work surfaces incorporating a one & a half bowl stainless steel sink & drainer unit. Integrated appliances to include: electric oven & gas hob with extractor over and dishwasher. 2 uPVC double glazed windows to the front and radiator.

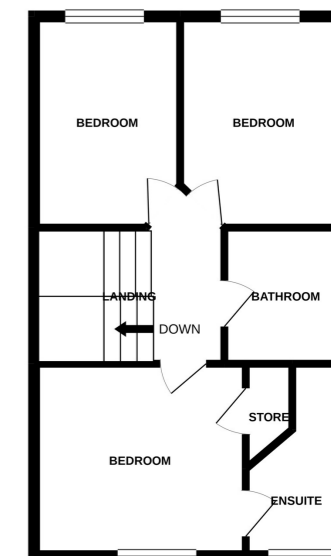
GROUND FLOOR
423 sq.ft. (39.3 sq.m.) approx.



1ST FLOOR
423 sq.ft. (39.3 sq.m.) approx.



2ND FLOOR
423 sq.ft. (39.3 sq.m.) approx.



TOTAL FLOOR AREA : 1270 sq.ft. (118.0 sq.m.) approx.

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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Second Floor

Landing

Access to the attic which is partly boarded and has a drop down ladder. Radiator and doors to bedrooms 1, 2, 3 and the family bathroom.

Primary Bedroom

3.42m x 2.92m (11' 3" x 9' 7") UPVC double glazed window to the front, storage cupboard, radiator and door to the en suite.

En Suite

WC, pedestal sink unit and shower cubicle with mixer shower. Radiator, extractor fan and obscured uPVC double glazed window to the front.

Bedroom 2

3.39m x 2.49m (11' 1" x 8' 2") UPVC double glazed window to the rear and radiator.

Bedroom 3

3.41m x 2.34m (11' 2" x 7' 8") UPVC double glazed window to the rear and radiator.

Bathroom

3 piece suite in white comprising WC, pedestal sink unit and bath with mixer shower over. Radiator and extractor fan.

Outside

To the front of the property a tarmac driveway provides off road parking and leads to the single garage measuring 4.99m x 2.75m, with up & over door, light and power. The rear garden has a paved patio, lawn with flower bed borders, timber built shed and is enclosed by timber fencing with gated access to the side.