

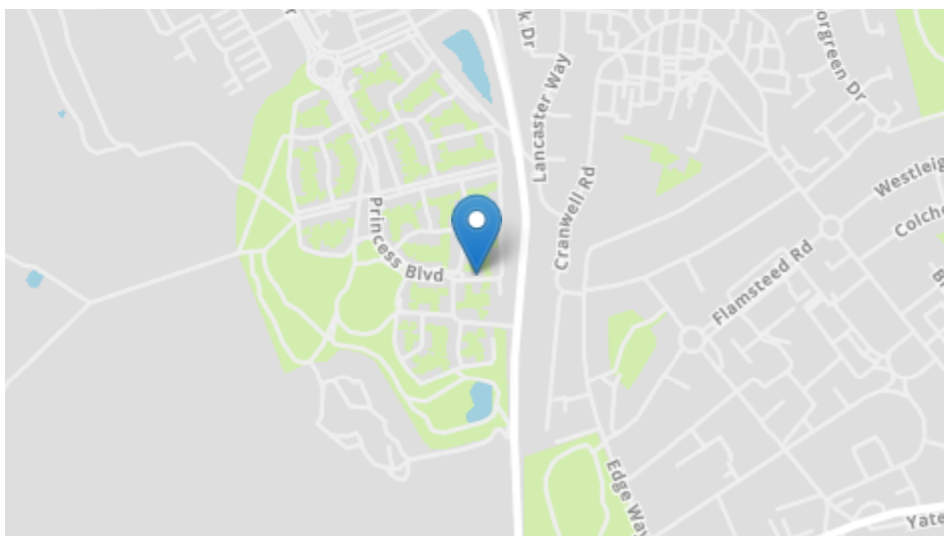
Nethermere Lane, Woodhouse Park, NG8 6FA

Offers Over £350,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		92
(81-91)	B	84	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



- Detached Family Home
- 3 Bedrooms
- Modern Open Plan Dining Kitchen
- En Suite & Family Bathroom
- Downstairs WC
- Driveway & Garage
- Excellent Public Transport & Road Links
- Favours School Catchment
- 5 Years NHBC Warranty

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 - 27636862

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



*** MAKE THIS FORMER SHOWHOME YOUR FOREVER HOME *** Just turn the key & move straight into this 3 bedroom detached former show home on the exclusive Woodhouse Park development. For more info call 01159385577 Built to high specification & with many additional extras, including air conditioning to the main bedroom, and zoned central heating with `Hive`, the beautifully presented accommodation comprises; entrance hall, lounge, dining room & breakfast kitchen. On the first floor, the landing leads to the primary bedroom with en suite shower room, two further bedrooms & a family bathroom. Outside, there is a garden to the side & a detached single garage. This is a rare opportunity for a buyer to purchase a ready made home. To book your viewing appointment call Watsons on 01159385577 8am - 8pm.

Ground Floor

Entrance Hall

UPVC double glazed entrance door, stairs to the first floor & doors to the downstairs WC, lounge & dining area.

Downstairs WC

WC, pedestal sink unit.

Lounge

4.96m x 3.17m (16' 3" x 10' 5") 2 x uPVC double glazed windows to the front, uPVC double glazed window to the side, radiator.

Dining Area

3.89m x 2.59m (12' 9" x 8' 6") 2 x uPVC double glazed windows to the front, tiled flooring, radiator. French doors to the rear garden, open plan to the breakfast kitchen.

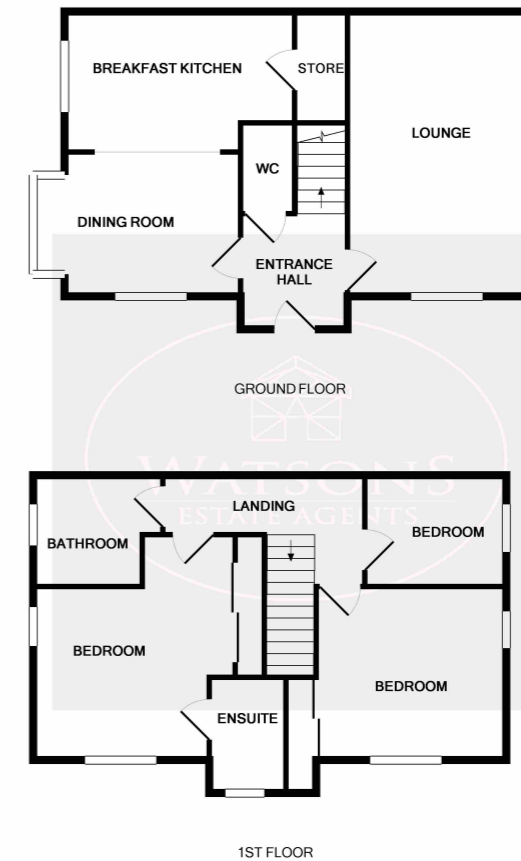
Breakfast Kitchen

3.89m x 2.59m (12' 9" x 8' 6") A range of matching high gloss wall & base units, work surfaces incorporating a stainless steel sink & drainer unit. Integrated appliances to include electric oven & gas hob with extractor over, fridge freezer & dishwasher. Concealed wall mounted boiler, tiled flooring, ceiling spotlights, radiator & under stairs storage cupboard.

First Floor

Landing

UPVC double glazed window to the rear. Doors to all bedrooms & bathroom.



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Primary Bedroom

4.24m x 3.90m (13' 11" x 12' 10") 2 x uPVC double glazed windows to the front, uPVC double glazed window to the side, radiator, air conditioning & door to the en suite.

En Suite

2.22m x 1.43m (7' 3" x 4' 8") Three piece suite in white comprising WC, pedestal sink unit & shower cubicle. UPVC double glazed window to the front & heated towel rail.

Bedroom 2

3.17m x 2.65m (10' 5" x 8' 8") 2 x uPVC double glazed windows to the front, uPVC double glazed window to the side, storage cupboard, radiator.

Bedroom 3

2.23m x 2.09m (7' 4" x 6' 10") UPVC double glazed window to the side, radiator.

Bathroom

1.93m x 1.91m (6' 4" x 6' 3") 3 piece suite in white comprising WC, pedestal sink unit and bath with electric shower over. Tiled flooring, chrome heated towel rail & uPVC double glazed window to the side.

Outside

To the front of the property is a turfed lawn & flower bed borders. A tarmac driveway provides ample off road parking leading to the detached garage with up & over door and power. The rear garden comprises a paved patio, flower bed borders with a range of plants & shrubs, a turfed lawn and is enclosed by timber fencing to the perimeter.