

Stannier Way, Watnall, NG16 1GL

Guide Price £400,000



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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 | | | |
| | | 71 | 82 |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |



- Detached Family Home
- 4 Bedrooms
- 2 En Suite Bathrooms & Family Shower Room
- Downstairs WC & Utility Room
- Conservatory
- Off Road Parking & Garage
- South West Facing Rear Garden
- Sought After Location

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 - 26714396

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 £400,000 - £425,000 *** IS THIS YOUR FOREVER FAMILY HOME? *** Situated on in the popular village of Watnall, this 4 bedroom detached home has a range of benefits which will appeal to families. In brief, the accommodation comprises: entrance hall, WC, lounge, utility room, conservatory and an open plan dining kitchen which has been recently re fitted with modern high gloss units and integrated appliances. On the first floor, the landing leads to the family shower room & four bedrooms with bedrooms 1 & 2 featuring fitted wardrobes & en suite shower rooms. Outside, the appealing rear garden has a paved patio area and lawn with established flower bed borders. To the front of the property a driveway provides off street parking & leads to a single integral garage. Further benefits include favoured school catchments, as well as easy access to the M1 motorway and tram network. For more information or to book a viewing, call our team.

Ground Floor

Porch

Composite entrance door to the front, UPVC double glazed windows to the front and both sides. Composite door to the entrance hall.

Entrance Hall

High quality wooden flooring, radiator, stairs to the first floor, understairs storage and doors to the WC, lounge and dining kitchen.

WC

WC, pedestal sink unit, radiator and extractor fan.

Lounge

5.63m x 3.4m (18' 6" x 11' 2") Wood double glazed window to the front and 2 radiators.

Dining Kitchen

7.99m x 2.97m (26' 3" x 9' 9") A range of matching high gloss wall & base units, work surfaces incorporating an inset one & a half bowl stainless steel sink & drainer unit. Integrated appliances to include: electric oven & hob with extractor over, fridge freezer and dishwasher. Breakfast bar, high quality wood effect laminate flooring, 2 radiators, uPVC double glazed window to the rear, sliding patio doors to the conservatory, door to the utility room and open to the dining area.

Conservatory

3.36m x 3.08m (11' 0" x 10' 1") Brick & uPVC double glazed construction, poly carbonate roof, integrated air conditioning, wall mounted heater and door to the rear garden.

Utility Room

1.85m x 1.62m (6' 1" x 5' 4") A range of matching high gloss wall & base units, work surfaces incorporating an inset stainless steel sink & drainer unit. Plumbing for washing machine, integrated boiler, radiator, high quality wood effect laminate flooring and composite door to the side.

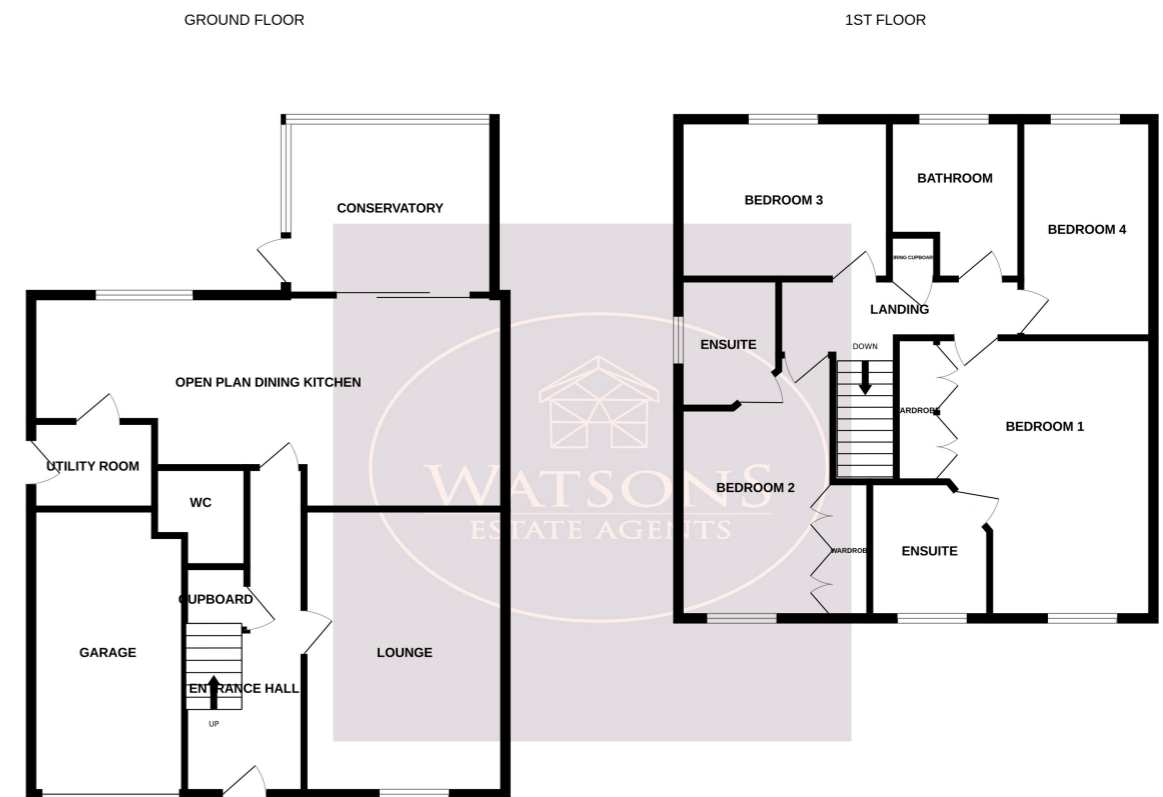
First Floor

Landing

Airing cupboard housing the hot water tank, access to the attic (partly boarded) Doors to all bedrooms and shower room.

Primary Bedroom

4.92m x 3.61m (16' 2" x 11' 10") Wooden double glazed window to the front, a range of built in wardrobes, radiator and door to the en suite



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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En Suite

3 piece suite in white comprising WC, pedestal sink unit and corner shower with electric shower over. Radiator, extractor fan and obscured wooden double glazed window to the front.

Bedroom 2

3.91m (3.09m min) x 2.66m (12' 10" x 8' 9") Wooden double glazed window to the front, radiator, built in wardrobes and door to the en suite.

En Suite

3 piece suite in white comprising WC, pedestal sink unit and corner shower with electric shower over. Radiator, extractor fan and obscured uPVC double glazed window to the side.

Bedroom 3

3.67m x 2.66m (12' 0" x 8' 9") UPVC double glazed window to the rear and radiator.

Bedroom 4

3.65m x 2.21m (12' 0" x 7' 3") UPVC double glazed window to the rear and radiator.

Shower Room

3 piece suite in white comprising WC, pedestal sink unit and shower cubicle with electric shower over. Radiator, extractor fan and obscured uPVC double glazed window to the rear.

Outside

To the front of the property is a turfed lawn and flower bed borders with a range of plants & shrubs. A tarmac driveway provides ample off road parking and leads to the garage with up & over door and power. The low maintenance, South West facing rear garden offers a good of privacy and comprises a paved patio, turfed lawn, flower bed borders with a range of plants & shrubs and timber built shed. The garden is enclosed by timber fencing to the perimeter with gated access to the side.