

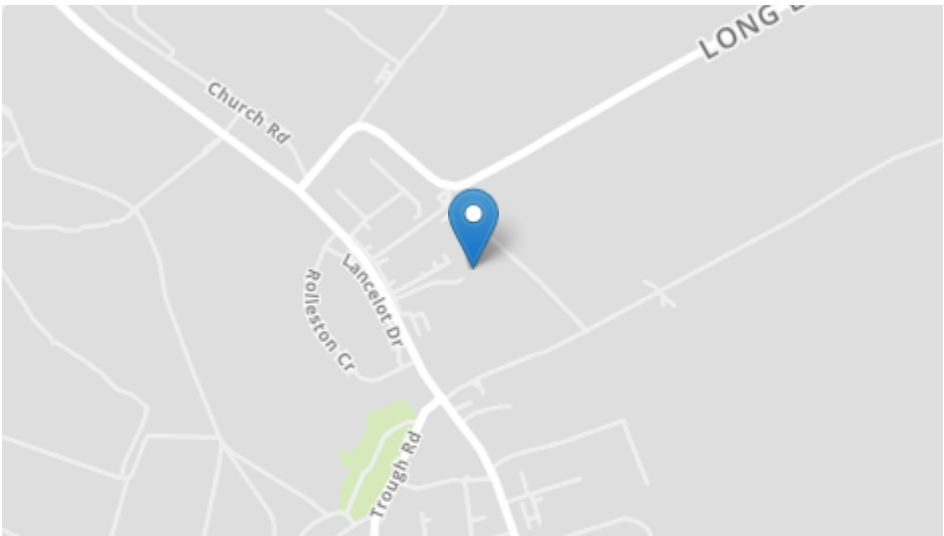
Victoria Gardens, Watnall, NG16 1GZ

£500,000



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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	81
England, Scotland & Wales	EU Directive 2002/91/EC	



- Executive Detached Family Home
- 4 Bedrooms
- 2 Reception Rooms & Conservatory
- En Suite & Family Bathroom
- Downstairs WC
- Driveway & Double Garage
- Private South Facing Rear Garden
- Sought After Cul De Sac Location
- Countryside Walks Nearby
- NO UPWARD CHAIN

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 - 25570703

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



*** LOCATION LOCATION LOCATION *** This is a rare opportunity to acquire one of only 6 properties on the sought after Victoria Gardens in Watnall. Coming to the market with NO UPWARD CHAIN and ticking a lot of boxes, this is sure to be popular. In brief, the accommodation comprises: entrance hall, wc, lounge, conservatory and open plan dining kitchen to the ground floor, upstairs landing to the 4 good sized bedrooms (en suite to primary) and the family bathroom. Outside, a driveway & garage to the front provide off street parking, whilst the south-facing rear enjoys some superb open views. There is also a private lawned area to the side where there is also a further driveway secure by gates, making this a future proof option for families. The quiet cul-de-sac village location has easy access to amenities and favoured school catchments, but there are also beautiful countryside walks on your doorstep. The M1 motorway is only a 5 minute drive away and Nottingham City Centre is little more than a 30 minute commute. Call us now to arrange a viewing, but be quick - we don't expect this one to hang around.

Ground Floor

Entrance Hall

Wooden entrance door to the front, uPVC double glazed window to the front, radiator, wood effect laminate flooring and stairs to the first floor. Doors to the lounge, kitchen diner, study and downstairs WC.

WC

Obscured uPVC double glazed window to the front, WC, wall mounted sink and extractor fan.

Lounge

6.72m x 3.5m (22' 1" x 11' 6") UPVC double glazed window to the front, feature fire place with inset multi fuel burner, 2 radiators and sliding patio doors to the conservatory.

Conservatory

4.47m x 3.71m (14' 8" x 12' 2") Brick & uPVC double glazed construction, wood effect laminate flooring and French doors to the rear garden.

Dining Kitchen

5.66m x 3.43m (4.33m max) (18' 7" x 11' 3") A range of matching wall & base units, work surfaces incorporating an inset ceramic sink & drainer unit. Integrated waist height electric oven and 6 ring gas hob with extractor over and washing machine. Plumbing and wiring for an American style fridge freezer. Vertical radiator, radiator, granite tiled flooring, door to the side and French doors to the rear garden. UPVC double glazed window to the rear.

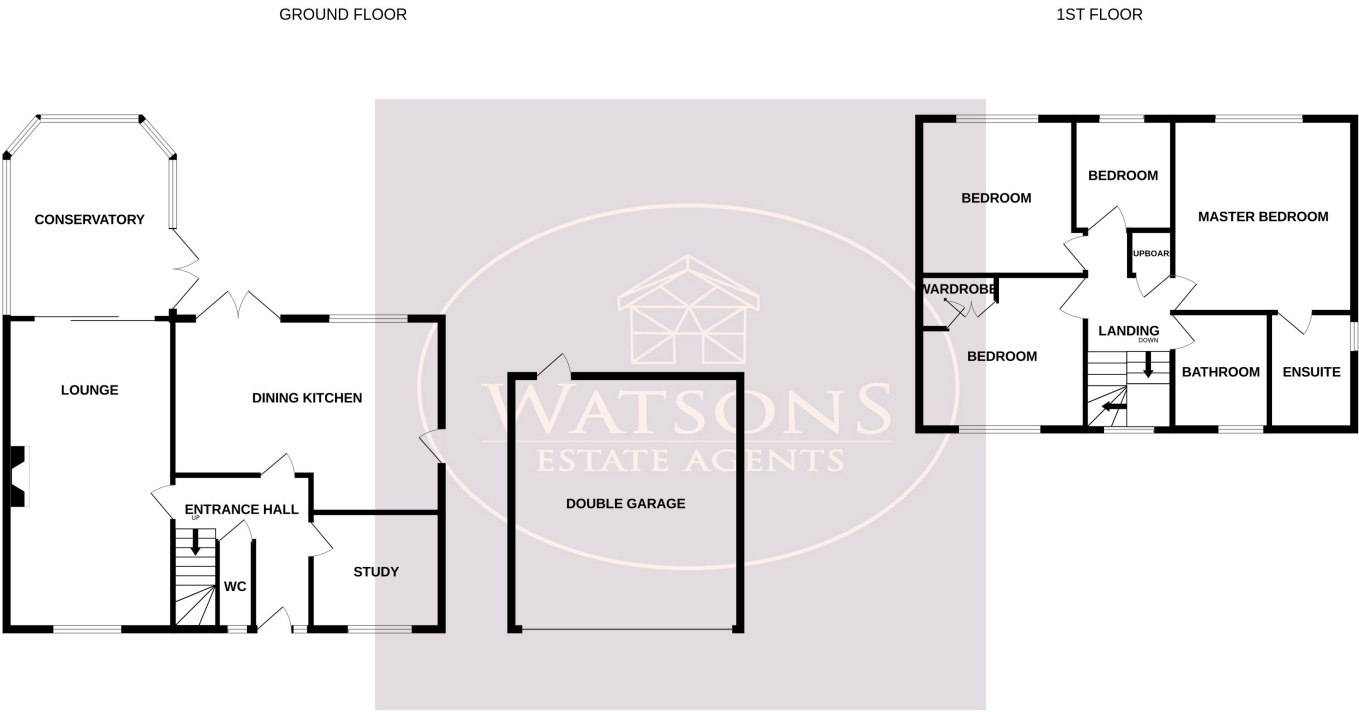
First Floor

Landing

UPVC double glazed window to the front, airing cupboard housing the combination boiler, access to the attic and doors to all bedrooms and bathroom.

Primary Bedroom

4.28m x 3.75m (14' 1" x 12' 4") UPVC double glazed window to the rear, 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 shower cubicle with mains fed shower over. Obscured uPVC double glazed window to the side, radiator and wood effect laminate flooring.

Bedroom 2

3.49m x 3.31m (11' 5" x 10' 10") UPVC double glazed window to the rear with open views and radiator.

Bedroom 3

3.55m x 3.22m (11' 8" x 10' 7") UPVC double glazed window to the front and radiator.

Bedroom 4

2.67m x 2.03m (8' 9" x 6' 8") UPVC double glazed window to the rear with open views and radiator.

Bathroom

3 piece suite in white comprising WC, vanity sink unit and bath. Obscured uPVC double glazed window to the front, extractor fan and heated towel rail.

Outside

To the front of the property is a turfed lawn. A brick paved driveway provides off road parking for 2 cars leading to the detached double garage measuring 4.85m x 4.68m with up & over door and power. To the side of the property is a turfed lawn, flower bed borders with a range of plants & shrubs and a further brick paved driveway to the side secured by double wooden gates to the front and enclosed by timber fencing and hedge borders to the perimeter. The South facing rear garden offers a good level of privacy and comprises a paved patio seating area, a generous turfed lawn, flower bed borders with a range of mature plants & shrubs and a small fish pond with feature wooden bridge. The garden is enclosed by hedge and timber fencing to the perimeter with gated access to the side.