

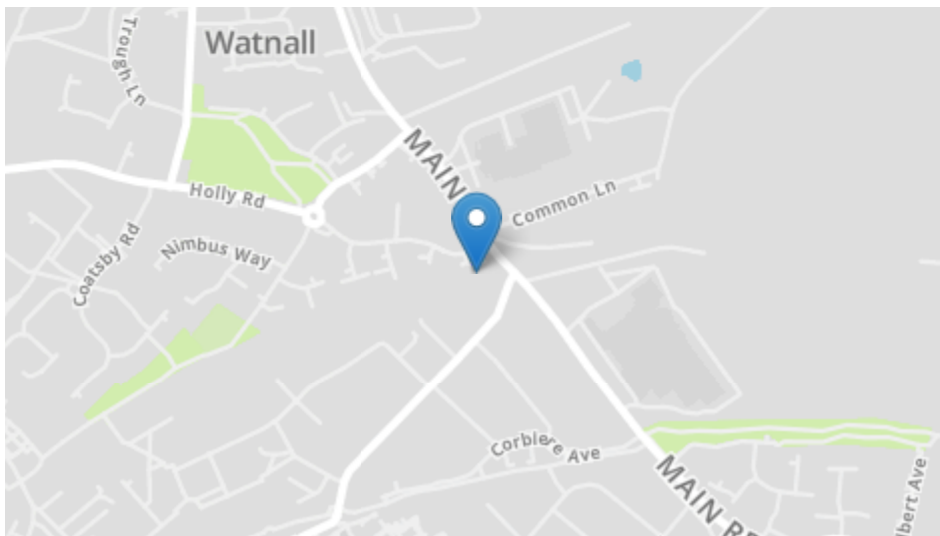
Omer Court, Watnall, Nottingham, NG16 1HX

Guide Price £475,000



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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			
		73	81
England, Scotland & Wales		EU Directive 2002/91/EC	



want to view?
 Call us on 0115 938 5577
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 7 Days a week
 or email
 mail@watsons-residential.co.uk
 Ref - 26423299

- Substantial Detached Family Home
- 6 Bedrooms
- 2 Reception Rooms & Conservatory
- Downstairs WC & Utility Room
- En Suite, Family Bathroom & Shower Room
- Driveway & Garage
- Favoured School Catchment
- Sought After Cul De Sac Location

Our Seller says....

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.



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*** GUIDE PRICE £475,000 - £500,000 *** SPACIOUS FAMILY HOME *** Occupying a prime plot in the village of Watnall, this spacious detached home comes to the market with NO UPWARD CHAIN. With 6 bedrooms, 2 reception rooms and favoured school catchments, this will certainly tick a lot of boxes for families. In brief, the accommodation comprises: entrance hallway with access to lounge, wc, dining room, kitchen, utility room (access to converted garage which has been used as a bar). On the first floor, you will find 4 bedrooms (en suite to primary), each with built in wardrobes, and the family bathroom, whilst bedrooms 5 & 6 occupy the 2nd floor along with a further shower room. Outside, the brick paved driveway and garage to the front provide generous off street parking. The lawned rear is southwest-facing and offers a surprisingly high level of privacy. Nearby, Watnall Green provides a great outdoor space to enjoy the summer months and there are lovely countryside walks too. All the shops & amenities of Kimberley are just a short drive away and the M1 motorway is just over 1 mile away. Call NOW to arrange a viewing.

Ground Floor

Entrance Hall

UPVC double glazed entrance door, uPVC double glazed window to the front, stairs to the first floor with glass balustrades, under stairs storage, wood effect laminate flooring and doors to the lounge, kitchen and WC.

WC

WC, table top sink, chrome heated towel rail and obscured uPVC double glazed window to the rear.

Lounge

5.03m x 4.01m (16' 6" x 13' 2") UPVC double glazed bay window to the front, 2 radiators, feature sand stone fire place with inset real flame gas fire. French doors to the dining room.

Dining Room

4.0m x 2.77m (13' 1" x 9' 1") Wood effect laminate flooring, radiator and French doors leading to the conservatory

Kitchen

3.57m x 3.51m (11' 9" x 11' 6") A range of matching high gloss wall & base units, work surfaces incorporating an inset one & a half bowl stainless steel sink & drainer unit. Space for Range style cooker. Integrated appliances to include: fridge, freezer, wine cooler and dishwasher. Ceiling spotlights, radiator, uPVC double glazed window to the rear, marble flooring and door to the utility room.

Utility Room

2.61m x 2.26m (8' 7" x 7' 5") A range of matching high gloss wall & base units, work surfaces incorporating an inset stainless steel sink & drainer unit. Integrated washing machine, wall mounted boiler, radiator, extractor fan, marble flooring and glass door leading to the bar.

Bar

5.32m x 2.31m (17' 5" x 7' 7") Marble flooring, curved bar and ceiling spotlights.

Conservatory

5.09m x 4.2m (16' 8" x 13' 9") Brick & uPVC double glazed construction, wall mounted air conditioning and bi folding doors leading to the rear garden.

First Floor

Landing

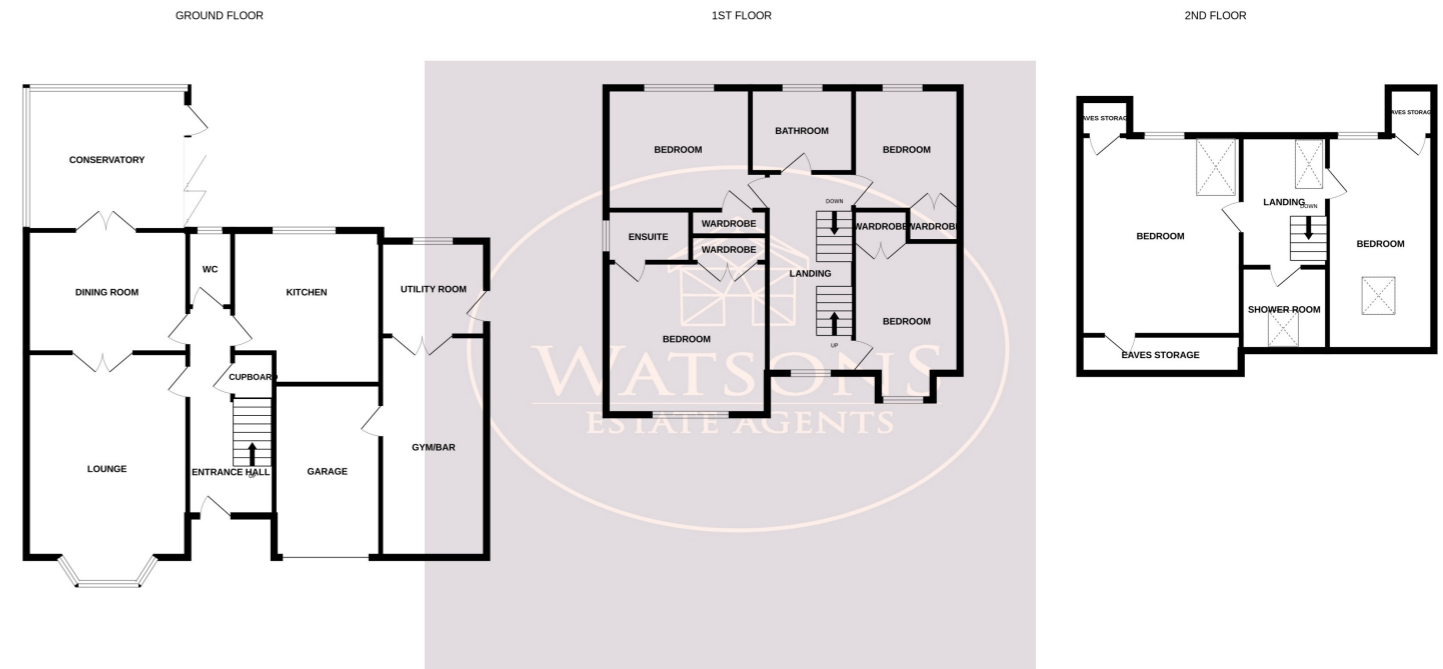
Airing cupboard housing the hot water tank, radiator, stairs to the second floor and doors to the primary bedroom, bedrooms 2, 3 & 4 and family bathroom.

Primary Bedroom

UPVC double glazed window to the front, built in double wardrobes, radiator and door to the en suite.

En Suite

3 piece suite in white comprising WC, vanity sink unit and shower cubicle with mains fed dual rainfall effect shower over. Chrome heated towel rail, ceiling spotlights, extractor fan and obscured uPVC double glazed window to the side.



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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Bedroom 2

3.65m x 2.85m (12' 0" x 9' 4") UPVC double glazed window to the rear, built in wardrobe and radiator.

Bedroom 3

3.1m x 2.7m (10' 2" x 8' 10") UPVC double glazed bay window to the front, built in double wardrobe and radiator.

Bedroom 4

3.05m x 2.64m (10' 0" x 8' 8") UPVC double glazed window to the rear, wood effect laminate flooring, built in double wardrobe and radiator.

Bathroom

3 piece suite in white comprising WC, wall mounted sink and bath. Chrome heated towel rail, ceiling spotlights and extractor fan. Obscured uPVC double glazed window to the rear.

Second Floor

Landing

Skylight, radiator and doors to bedrooms 5 & 6 and shower room.

Bedroom 5

4.15m x 4.15m (13' 7" x 13' 7") UPVC double glazed window to the rear, skylight, radiator and ceiling spotlights.

Bedroom 6

4.07m x 2.68m (13' 4" x 8' 10") Skylight to the front, ceiling spotlights, radiator and uPVC double glazed window to the rear.

Shower Room

3 piece suite in white comprising WC, wall mounted sink and shower cubicle with mains fed dual rainfall effect shower. Skylight, ceiling spotlights, extractor fan.

Outside

To the front of the property is a turfed lawn, a block paved driveway to the front and running alongside the property provides ample off road parking leading to the garage measuring 4.75m x 2.64m with up & over door and power. The South West facing rear garden offers a good level of privacy and comprises a paved patio, turfed lawn and is enclosed by timber fencing to the perimeter with gated access to the side.