

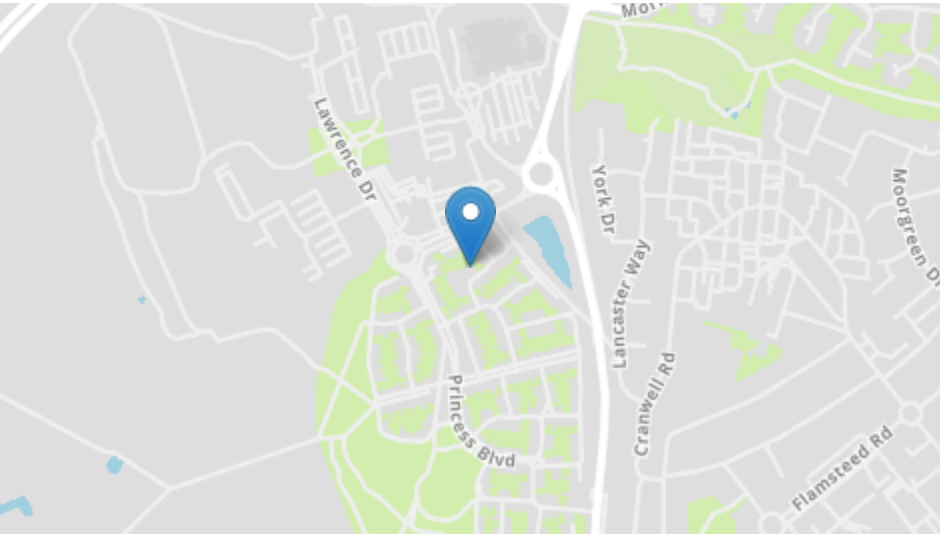
Verden Way, NG8 6BB

Guide Price £325,000



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		95
(81-91) <b>B</b>	84	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

want to view?  
Call us on 0115 938 5577  
Our lines are open 8am - 8pm  
7 Days a week  
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mail@watsons-residential.co.uk  
Ref - 28700165



- Modern 3 Storey Semi Detached House
- 4 Bedrooms
- Open Plan Modern Dining Kitchen
- En Suite & Family Bathroom
- Downstairs WC
- South East Facing Rear Garden
- Driveway & Garage
- Popular Residential Location
- Ease of Access To A610 & M1
- 4 Years NHBC Certificate

Our Seller says....  
"This home is ideal for families as it's situated on a private drive with minimal traffic, limited to vehicles from just two neighbouring homes."

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  
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\*\*\* GUIDE PRICE £325,000- £350,000 \*\*\* This WELL APPOINTED semi detached home gives versatile accommodation over 3 floors which provides 4 bedrooms & wash facilities on each floor. Built in 2019, Woodhouse Park on the outskirts of Nottingham remains one of the most desirable locations in the area - a short commute to Nottingham City Centre and easy access to both the Tram network & M1 motorway. The property is well positioned on the edge of the development. The accommodation in brief comprises: entrance hall, WC, open plan dining kitchen/family area & study/bedroom 4 to the ground floor. The lounge and primary bedroom with en suite are on the first floor, with the second floor having bedrooms 2 & 3, as well as the family bathroom. This plot is particularly well positioned with open views to the front, a private rear garden and there are beautiful countryside walks nearby too. A tarmacadam driveway alongside the property leading to the garage provides good off street parking, whilst the M1 motorway & Tram Park & Ride are only a few minutes drive away. The location is served by a bus service, supermarket and pub/restaurant all within walking distance, as well as favoured school catchments, making this an excellent all round choice for families. Call our sales team now to arrange a viewing.

Ground Floor

Porch

Open porch with glass roof and outside light. Door to the entrance hall.

Entrance Hall

Composite entrance door with the block glazed panels and double glazed panel. Vinyl flooring which extends across the ground floor, radiator, stairs to the first floor, cloakroom housing the combination boiler within a built in storage cupboard and electric consumer unit. Doors to the dining kitchen, bedroom 4 / study and WC.

WC

WC, sink unit with mixer tap and tiled splashbacks, radiator and extractor fan.

Kitchen Area

2.91m x 2.84m (9' 7" x 9' 4") A range of matching wall & base units with plinth fan heater, work surfaces incorporating an inset one & a half bowl stainless steel sink & drainer unit. Integrated appliances to include: electric oven, 4 ring gas hob with extractor over and glazed back plate, dishwasher and washing machine. Wiring for an upright fridge freezer (70/30). Under stairs storage, radiator and open to the dining area.

Dining Area

3.94m x 3.92m (12' 11" x 12' 10") Radiator, TV point and uPVC double glazed French patio doors with double glazed windows to either side set in a box bay window with external light to the rear entrance.

Bedroom 4/Study

2.81m x 1.85m (9' 3" x 6' 1") UPVC double glazed window to the front and radiator.

First Floor

Landing

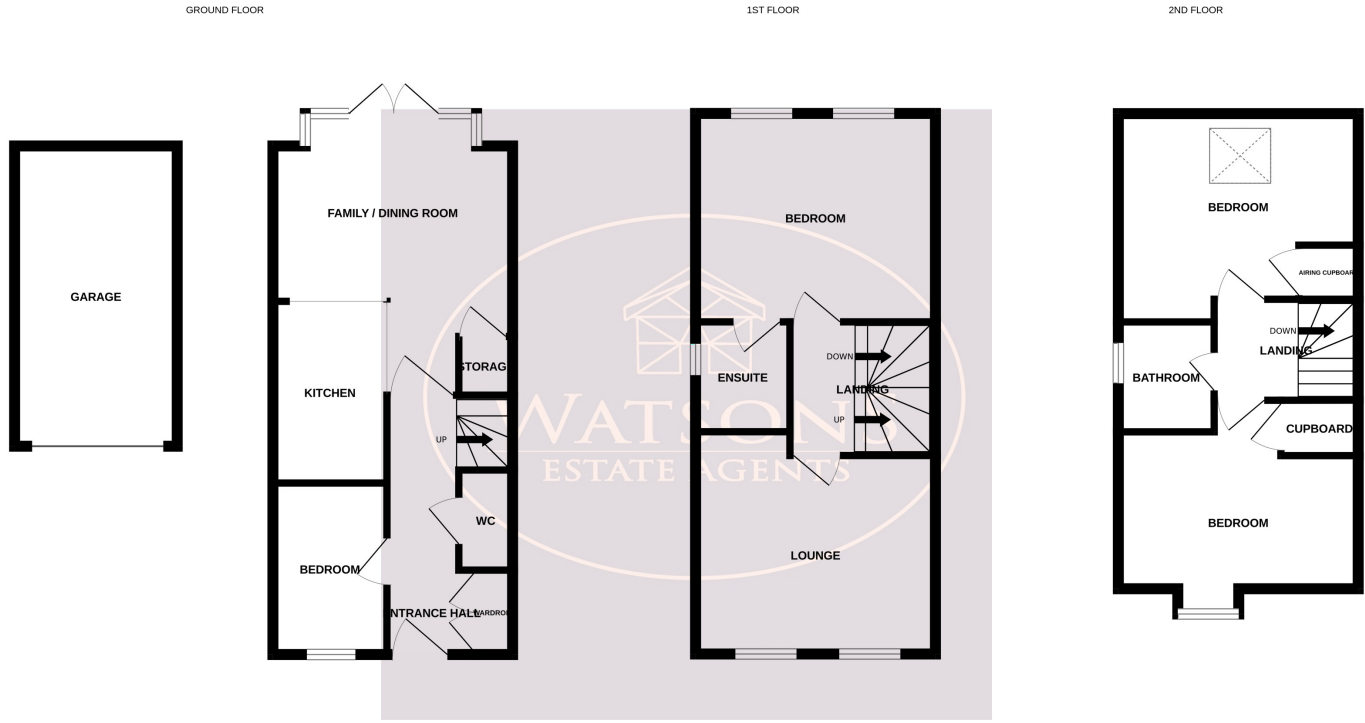
The balustrade continues from the stairs to the landing and a second flight of stairs to the second floor. Doors to the lounge and primary bedroom. Stairs to the second floor.

Lounge

3.92m x 3.07m (12' 10" x 10' 1") (3.71m max) 2 uPVC double glazed windows to the front, TV point and radiator.

Primary Bedroom

3.93m x 3.05m (12' 11" x 10' 0") 2 uPVC double glazed windows to the rear, TV socket outlet, BT point, 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 with mixer tap & tiled splashbacks and walk in shower with mains fed shower, tiling to 3 walls and sliding glazed door. Obscured uPVC double glazed window to the side and radiator. Electric shaver point and extractor fan.

Second Floor

Landing

Doors to bedrooms 2 & 3 and family bathroom. Access to the attic (with drop down ladder).

Bedroom 2

3.92m x 3.52m (12' 10" x 11' 7") Velux skylight with integrated blinds, airing cupboard housing the hot water tank and radiator.

Bedroom 3

3.93m x 2.27m (12' 11" x 7' 5") UPVC double glazed window to the front, velux skylight with integrated blinds, radiator and built in storage cupboard/wardrobe.

Bathroom

3 piece suite in white comprising WC, pedestal sink unit with mixer tap, tiled splashbacks and bath with mains fed bath shower over, mixer tap with tiling to three walls. Mirrored cabinet, extractor fan. Obscured uPVC double glazed window to the side and radiator.

Outside

To the front of the property are flower bed borders with a range of plants & shrubs. Running alongside the property, a tarmacadam driveway provides ample off road parking leading to the detached single garage with pitched roof, up & over door, light and power. The low maintenance rear garden offers a good level of privacy comprising a paved patio seating area, turfed lawn, flower bed borders with a range of plants & shrubs and external tap. The garden is enclosed by timber fencing to the perimeter with gated access to the side.