

Dixie Street, Jacksdale, NG16 5JZ

Offers Over £500,000



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	81
(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 - 29250154



- Detached Forever Home
- Four Good Size Bedrooms
- Spacious Lounge
- Open Plan Dining Kitchen
- Separate Study & Utility Room
- Downstairs WC & Modern Four Piece Bathroom Suite
- Extensive Private Driveway & Detached Garage
- Expansive Enclosed Garden
- Gated Access To Property

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.



40 Main Street, Kimberley, NG16 2LY  
www.watsons-residential.co.uk

0115 938 5577  
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\*\*\* A HIDDEN GEM WITHIN THE JEWEL OF JACKSDALE \*\*\* This fabulous 4 bedroom detached family home occupies a plot of just under 0.4 of an acre and nestles behind the properties on Dixie Street along a private driveway. Boasting an extremely private position on a generous plot the home benefits from light and airy, spacious living accommodation comprising of; entrance hallway, living room, large dining kitchen, study, utility room, downstairs WC, 4 generous bedrooms and a family bathroom. Outside are beautiful and spacious gardens surrounding the property with a detached garage, long private driveway and ample lawns and If privacy is what you are looking for then this is the home for you! Also boasting fantastic potential to further extend or even build another property as the owner has current planning permission to build another dwelling on the plot. The village of Jacksdale benefits from a great variety of shops, excellent schools and many fine nearby country walks and parks, perfect for families! This is a truly one off property that deserves a viewing, call us now to book yours!

\*\*\* AGENT NOTE \*\*\*

Agents Note: The seller has provided us with the following information; The boiler is located in the outside boiler room, it is 22 years old and was serviced in October 2024. There is a shared driveway once outside of the gates. Planning permission has been agreed by Ashfield local authority for a single dwelling, this can be found on the website with reference number: V/2024/0635.

Ground Floor

Storm Porch

Two archways with steps to the front and side and removeable timber panel

Entrance Hall

Entrance door, uPVC double glazed window to the front, radiator, Karndean flooring, stairs to first floor and doors to lounge, dining kitchen and study.

Lounge

6.21m x 3.63m (20' 4" x 11' 11") UPVC double glazed window to the front and two to the side. Radiator, feature fireplace with inset gas fire and French doors to the rear garden.

Study

2.96m x 2.89m (9' 9" x 9' 6") UPVC double glazed window to the front and radiator.

Dining Kitchen

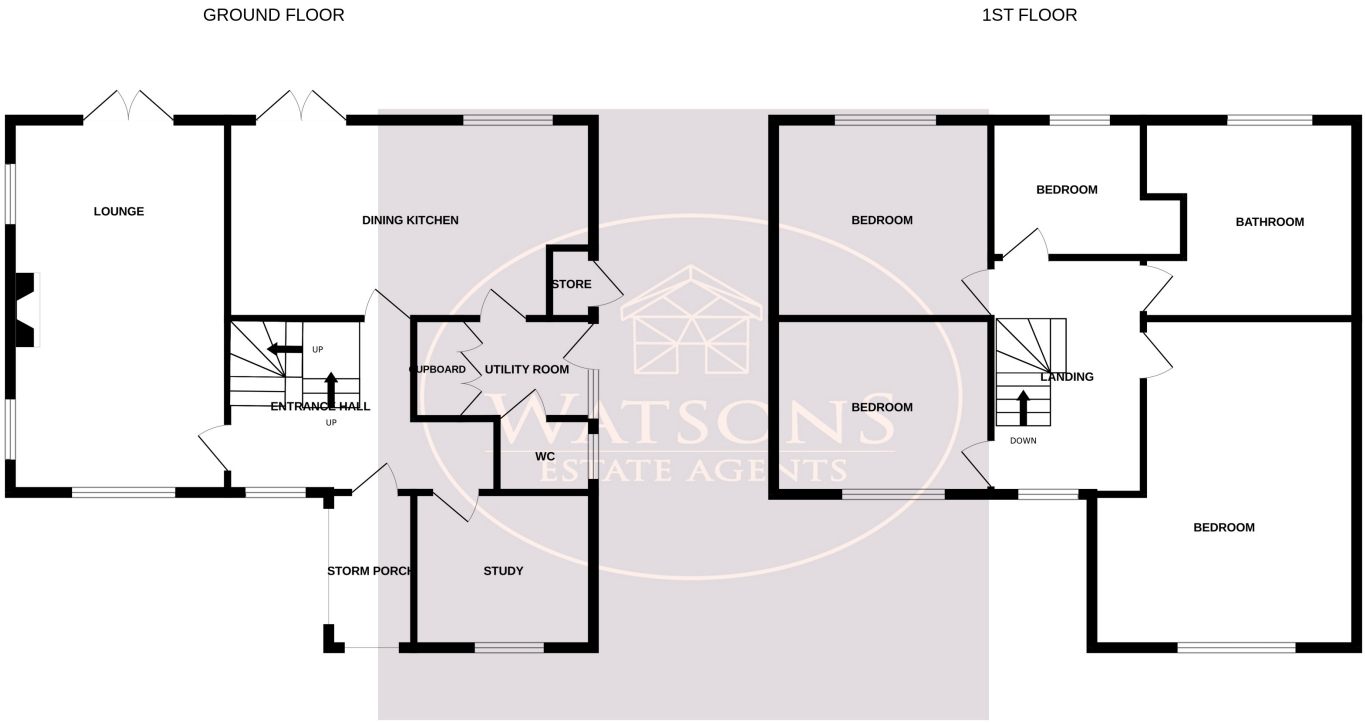
6.92m x 5.31m (22' 8" x 17' 5") A range of matching wall and base units with worksurfaces incorporating an inset 1.5 stainless steel sink & drainer unit. Integrated appliances including waist height electric oven, eye level microwave, 4 ring gas hob with extractor fan over and dishwasher. Tiled flooring, ceiling spotlights, radiator, space for a fridge freezer, uPVC double glazed window to the rear and French doors to the rear garden, and door to utility.

Utility

A worksurface, integrated storage cupboard, radiator, tiled flooring, door to downstairs wc, uPVC double glazed window to the side, and uPVC door to the side.

Downstairs WC

Wc, wall mounted sink, tiled flooring, chrome heated towel rail 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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Gallery Landing

UPVC double glazed window to the front, radiator and doors to all bedrooms and bathroom.

Bedroom 1

5.31m x 4.47m (17' 5" x 14' 8") UPVC double glazed window to the front, two sliding door fitted wardrobes and radiator.

Bedroom 2

3.61m x 2.72m (11' 10" x 8' 11") UPVC double glazed window to the front, fitted wardrobe and radiator.

Bedroom 3

3.61m x 3.08m (11' 10" x 10' 1") UPVC double glazed window to the rear, fitted wardrobe and radiator.

Bedroom 4

3.77m x 2.06m (12' 4" x 6' 9") UPVC double glazed window to the rear and radiator.

Bathroom

White 4 piece suite comprising wc, vanity sink with storage, free standing bath and heated boiler fed cubicle shower. Laminate wood flooring, tiled walls, chrome heated towel rail, ceiling spotlights and obscured uPVC double glazed window to the rear.

Garage

Detached single garage fitted with power and up and over doors.

Outside

The front of the property feature large wrought iron gates, a large block paved driveway, detached garage and an extensive turfed lawn with well established plants and shrubbery wrapping around to the rear of the property. There you will find a generous patio seating area, partitioned by a brick half wall and well established trees and well established plants and shrubbery, and paved pathway to the side, leading to a storage room/boiler room.