

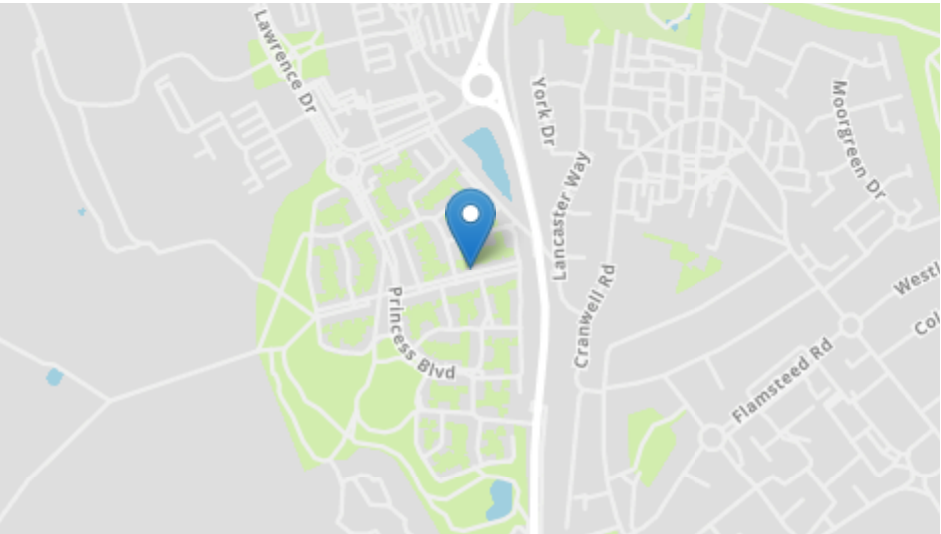
Greymede Avenue, NG8 6FB

Offers Over £400,000



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		94
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



- Detached Family Home
- 4 Bedrooms
- Generous Modern Dining Kitchen
- Downstairs WC & Utility Room
- En Suite & Family Bathroom
- Off Road Parking & Garage
- Popular Residential Location
- Ease of Access to M1 & A610
- 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 - 28885054

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



*** WOODHOUSE PARK WONDER! *** This 4 bedroom family home sits in a great position within one of the most desirable locations in the area, within commuting distance to Nottingham City Centre, both hospitals and there is easy access to the M1 motorway. The accommodation will tick a lot of boxes for families and comprises in brief: entrance hall, wc, lounge, dining kitchen, utility and a conservatory completing the ground floor. Upstairs, the landing leads to the 4 bedrooms & family bathroom. Outside, the plot enjoys quite an open frontage, whilst the lawned rear is a lovely space to enjoy the summer. A driveway alongside the property leads to a detached garage to provide good off street parking. This excellent location has lovely countryside walks on the doorstep and families will appreciate the favoured school catchments. Call our team now to arrange a viewing.

Ground Floor

Entrance Hall

Composite entrance door to the front, radiator, stairs to the first floor, understairs storage and doors to the WC, lounge and dining kitchen.

WC

Obscured uPVC double glazed window to the side, WC, pedestal sink unit and radiator.

Lounge

5.57m into the bay x 3.63m (18' 3" x 11' 11") UPVC double glazed bay window to the front, 2 radiators and wood effect laminate flooring.

Dining Kitchen

5.88m x 4.5m (19' 3" x 14' 9") A range of matching high gloss wall & base units. Work surfaces incorporating an inset stainless steel sink & drainer unit. Integrated appliances to include: waist height electric oven and gas hob with extractor over, fridge freezer and dishwasher. Wood effect laminate flooring, 2 radiators, door to the utility cupboard and French doors to the conservatory.

Utility Cupboard

A range of matching high gloss wall & base units, plumbing for washing machine.

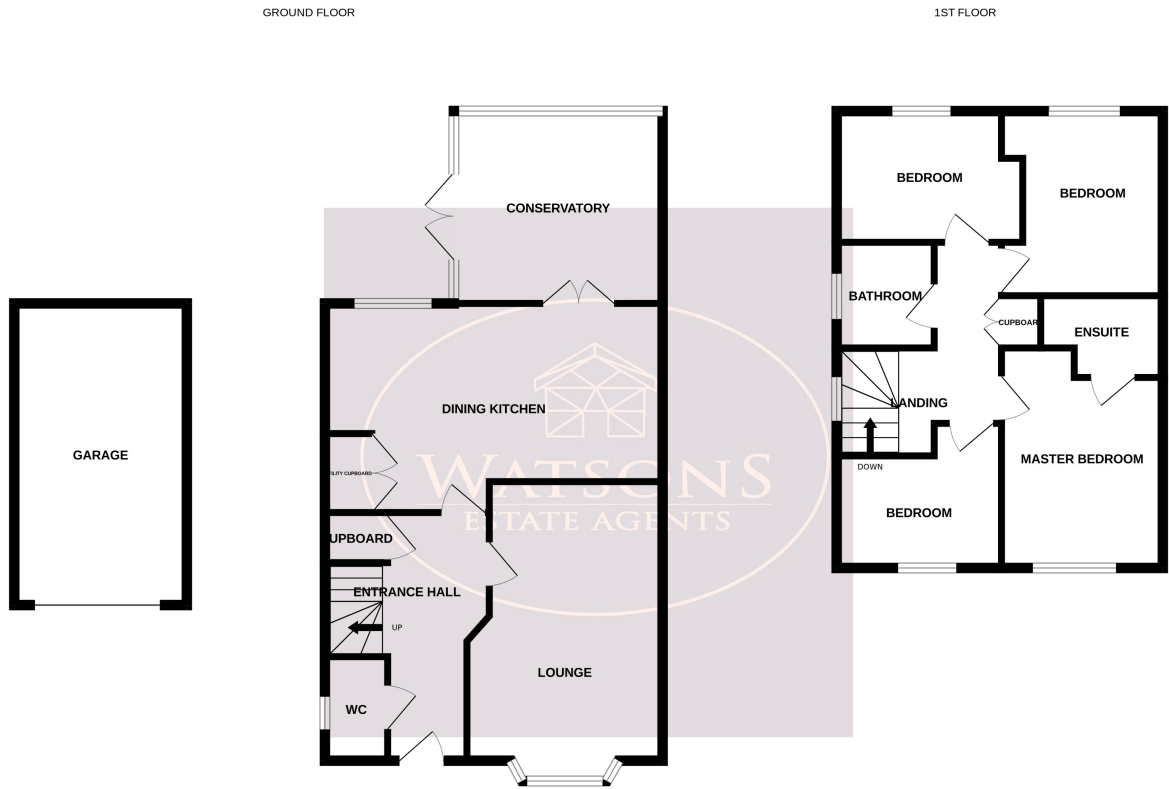
Conservatory

3.71m x 3.16m (12' 2" x 10' 4") Brick & uPVC double glazed construction, wood effect laminate flooring with under floor heating and French doors to the rear garden.

First Floor

Landing

UPVC double glazed window to the side, airing cupboard housing the hot water tank, access to the attic and doors to all bedrooms and bathroom.



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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Primary Bedroom

4.21m x 3.09m (13' 10" x 10' 2") UPVC double glazed window to the front, radiator and door to the en suite.

En Suite

3 piece suite in white comprising concealed cistern WC, pedestal sink unit and shower cubicle with mains fed shower. Extractor fan and radiator.

Bedroom 2

2.58m x 3.26m (2.29m min) (8' 6" x 10' 8") UPVC double glazed window to the rear and radiator.

Bedroom 3

3.31m x 2.51m (3.18m max) (10' 10" x 8' 3") UPVC double glazed window to the rear and radiator.

Bedroom 4

2.69m x 2.17m (8' 10" x 7' 1") UPVC double glazed window to the front and radiator.

Bathroom

3 piece suite in white comprising WC, pedestal sink unit and bath with mains fed shower over. Obscured uPVC double glazed window to the side, extractor fan and radiator.

Outside

To the front of the property are flower bed borders. A tarmacadam driveway running alongside the property provides ample off road parking leading to the detached single garage with up & over door and power. The rear garden comprises 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.